

Unit 10, Avon Park, Colthrop, Thatcham, Reading



Acting on behalf of Claude Fenton (Holdings Ltd), Parkinson Holt have been marketing 10 new warehouse/industrial units known as Avon Park, in Colthrop Lane, Thatcham. The buildings vary in size from 1,076 sq ft up to 2,152 sq ft.

Avon Park is the only new warehouse/industrial development carried out between Reading and Newbury to commence construction in 2012 over a phased development programme. Five units have now been let or sold. The deals achieved are as follows:

Unit 1	2,013 sq ft	Let on a new 10 year FRI lease with a tenant-only break and rent review on the expiry of the 5 th year on a stepped rental rising to £21,000 pax.in years 4 & 5.
Unit 2	1,650 sq ft	Sold at £210,000 (two hundred and five thousand pounds).
Unit 3	1,650 sq ft	Sold for £210,000 (two hundred and ten thousand pounds).
Unit 10	1,076 sq ft	Sold at £120,000 (one hundred and twenty thousand pounds).
Unit 4	1,582 sq ft	Sold at £185,000 (one hundred and eighty five thousand pounds).

The rest of the buildings are now completed with prices ranging from £140,000 to purchase or £10,760 pax to rent.