

Office

Unit 7 (GF) | Rivermead Business Park

📍 Pipers Way, Thatcham, RG19 4EP

Unit 7 (GF) | 1,486 sq ft

Modern office space available now

Offering high quality and modern business space in a highly accessible location, Rivermead Business Park is immediately adjacent to Thatcham Railway Station. This space offers demised parking for staff and customers, all within a well-landscaped site with 24 hour access.

Lease Type

New



✔ Unit Summary

- 24 Hour Access
- Office Accommodation
- Well Maintained Estate
- Close to Transport
- WC Facilities
- Dedicated Car Parking

View Floor Plans →


View Virtual Tour →

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£15,200.00	£10.23
Rates	£8,568.00	£5.77
Maintenance Charge	£7,500.00	£5.05
Insurance	£297.20	£0.20
Total Cost	£31,565.20	£21.24

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

Unit 7 (GF) | Rivermead Business Park

 Pipers Way, Thatcham, RG19 4EP



Location

Rivermead Industrial Estate lies 3 miles east of Newbury and 15 miles west of Reading. The estate is located at the junction of Station Road and Pipers Way, situated just north of the Kennett and Avon Canal.



Road

The estate is well connected via the A4 Bath Road and both the A34 & A339 to the west of the town which feed toward both the M3 & M4 Motorways.



Airport

Heathrow Airport is located approximately 40 miles to the east and is within a 50 minute drive time.



Rail

The estate is well connected via the A4 Bath Road and both the A34 & A339 to the west of the town which feed toward both the M3 & M4 Motorways.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (87)



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

Follow us



Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169
7554