



**Sharps**  
COMMERCIAL

# TO LET

Industrial / Warehouse, Trade Counter

Unit 8 Pipers Court, Berkshire Drive, Thatcham, Berkshire,  
RG19 4ER

3,392 sq ft

315.12 sq m





RG19 4ER

### Location

Pipers Court comprises a modern development of industrial / warehouse units located off Pipers Way to the East of Thatcham. Road communications are good with junctions 12 and 13 of the M4 motorway easily accessible providing direct access to London, Heathrow Airport and the national motorway network.

Thatcham train station is within walking distance providing regular services to London, via Reading and the west.

what3words ///tidal.stew.aura

### Description

Refurbished industrial / warehouse with a large loading door, good height and ancillary first floor office and parking.

### Features

- Refurbished
- Electric Loading Door (4.8mH x 4.0mW)
- 6.0m Clear Height
- 3-Phase Power LED Lighting
- Translucent Roof Panels
- Painted Concrete Floor
- Excellent Parking (10 spaces)
- First Floor Office
- Rateable Value £19,500
- Joint Agent - Deal Varney 01635 550211

### Accommodation

Floor areas	sq ft	sq m
GF Industrial / Warehouse	2,452	227.79
GF Entrance / WCs	343	31.86
FF Office	597	55.46
<b>Total</b>	<b>3,392</b>	<b>315.12</b>

### Terms

New FRI lease for a term by arrangement

### Rent

£12.00 Per Sq Ft

### EPC Rating

D:92

### Costs

Each side to pay their own legal and professional costs.

### Planning

Interested parties to satisfy themselves on the planning use.

### Services/Health & Safety

We have not tested the services. Interested parties are advised to satisfy themselves concerning all health and safety issues.



### Alec White

0118 939 1600

awhite@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.



**Alec White**

0118 939 1600

[awhite@sharpscommercial.co.uk](mailto:awhite@sharpscommercial.co.uk)

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.



**Alec White**

0118 939 1600

[awhite@sharpscommercial.co.uk](mailto:awhite@sharpscommercial.co.uk)

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.