



Chartered Surveyors &  
Commercial Property Consultants

## FIRST FLOOR OFFICES

## TO LET

**COOMBE SQUARE, SUITES 1 & 2  
BATH ROAD, THATCHAM, WEST BERKSHIRE, RG19 4JF**

**2,253 - 5,056 SQ FT (209.3 - 469.7 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Thatcham is a prosperous market town situated approximately 60 miles west of London, 15 miles west of Reading, 26 miles east of Swindon, 29 miles south of Oxford and 18 miles northwest of Basingstoke.

The property is situated on the corner of Chapel Street (A4) and Coombe Court.

The property is less than a mile from Thatcham town centre and the retail area of The Broadway and High Street. The Broadway houses the Kingsland Shopping Centre which includes anchor tenant Waitrose.

## **DESCRIPTION**

The property comprises two first floor offices suites set within a modern purpose built building set within landscaped grounds and car parking.

The property 14 car spaces which are demised to the property.

Coombe Square fronts the A4 but can allow for a range of entrances.

Suites 1 and 2 are first floor office suites accessed directly from the front and rear. Access to the first floor is via stairs only and the main entrance leading to male and female WC facilities at the top of the stairs. The entrance door leads into mainly open plan office space with four cellular offices and server room.

There is an internal link to the adjacent suite (Suite 2) allowing the space to be occupied as one or let in separate suites.

Generally the office areas include carpet to the floors, suspended ceilings in the main, Category 2 lighting and air conditioning.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Suite 1	260.4	2,803
Suite 2	209.3	2,253
Total (if both suites are taken)	469.7	5,056

## **RATING ASSESSMENT**

The suites are currently assessed as a whole

Rateable Value £84,500

Rates Payable £36,335 (2026/27)

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### **SERVICE CHARGE**

A service charge is levied for the common parts of the property in the sum of £1.60 per sq. ft. per annum.

### **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 81.

### **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rents are £27,000 per annum exclusive for suite 2 (2,253 sq. ft.) and £33,750 per annum exclusive for suite 1 (2,803 sq. ft.) VAT is applicable.

### **LEGAL COSTS**

Each party to be responsible for their own legal costs.

### **VIEWING**

Contact Shane Prater / Tom Price

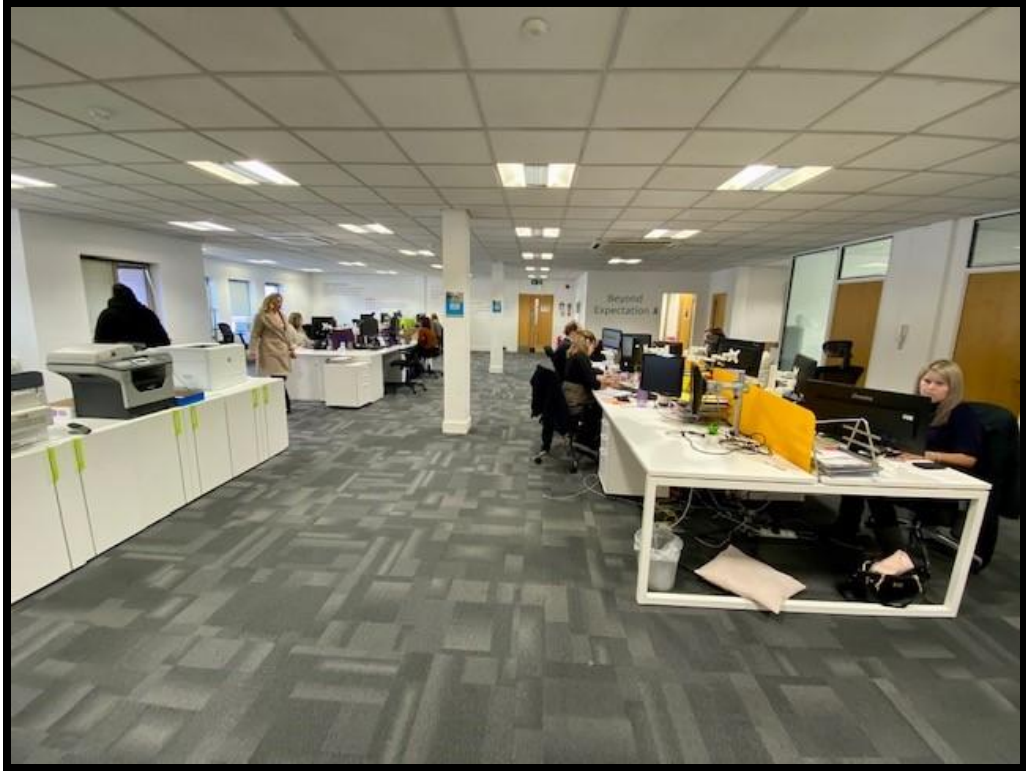
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk) / [tom@quintons.co.uk](mailto:tom@quintons.co.uk)

May 2026

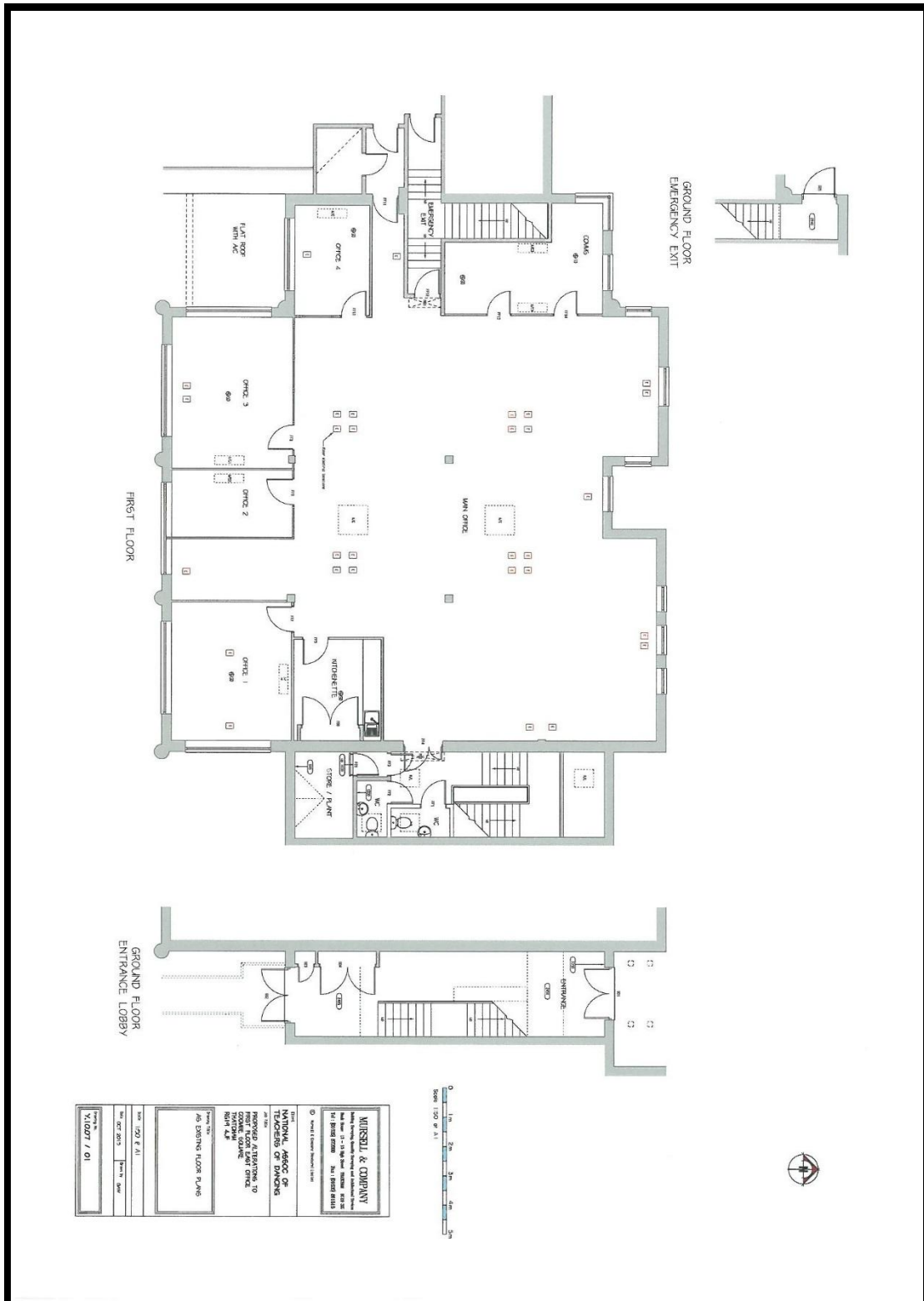
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Plan of Suite 1 – not to scale



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