



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT

TO LET

**UNIT 6, 65/67 BATH ROAD, THATCHAM
WEST BERKSHIRE, RG18 3BD**

1,512 SQ FT (140.37 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

The units are situated behind CCS Car sales and Subway on the A4 Bath Road at Thatcham.

DESCRIPTION

The property comprises a steel portal framed building with profile metal cladding to the roof and elevations.

Unit 6 includes a concrete floor, LED lighting, full height loading door, full mezzanine floor, 3 phase power, WC, reception/office area and 3 parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	70.185	756
First Floor	70.185	756
Total	140.37	1,512

RATING ASSESSMENT

Rateable Value £12,500

Rates Payable £5,400 (2026/27)

SERVICE CHARGE

The service charge for the year commencing 1st January is approx £1,800 per annum plus VAT per unit. The service charge includes communal electric, bin emptying, water & sewerage and site tidying.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 51.

PROPOSAL

The unit is available on new lease the length of which is open to negotiation. The quoting rent is £15,000 per annum exclusive. VAT is applicable

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater / Tom Price

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July 2026

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