



Sharps
COMMERCIAL

TO LET

Industrial / Warehouse

Unit 3 Thames Court, High Street, Goring-on-Thames,
Oxfordshire, RG8 9AQ

17,383 sq ft
(1,614.88 sq m)





Location

Thames Court is located in the centre of Goring on the corner of Thames Road and the B4009 (High Street), providing easy access to the A4074 to Oxford and A329 to J12 of the M4, Reading.

Goring has its own railway station with regular services to Reading and London (Paddington) and Oxford.

Description

A detached, self-contained industrial/warehouse building with ancillary first floor offices.

Features

- Detached
- Flexible accommodation
- Loading Door (2.8mH x 3.0mW)
- Concrete Floors
- 3 Phase Power
- Heated and Lit
- Air Cooling to Offices
- Good Natural Light
- Ample on-site car parking
- Goods Lift

Accommodation

Floor areas	sq ft	sq m
FF Office and Store[~	7,349	682.72
GF Warehouse[~	10,034	932.16
Total	17,383	1,614.88

Terms

A new FRI lease for a term by arrangement and contracted outside the Landlord & Tenant Act.

Rent

£6.75 Per Sq Ft

EPC Rating

To be confirmed

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.



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