



Chartered Surveyors &  
Commercial Property Consultants

**WAREHOUSE & YARD**  
**TO LET / FOR SALE**

**UNIT A & YARD, DAYTONA DRIVE, COLTHROP  
THATCHAM, WEST BERKSHIRE, RG19 4NR**

**11,543 SQ FT (1,072.4 SQ M)**

**YARD 0.61 ACRES**



**BEST & FINAL BIDS DUE BY 12 NOON ON FRIDAY 5TH DECEMBER 2025**

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 property is situated at the end of Daytona Drive, Thatcham. Daytona Drive links to Colthrop Way which joins the A4 (Bath Road). Thatcham Town centre is two miles west with M4 junction 12 8 miles east and junction 13 via Newbury 6 miles west.

## **DESCRIPTION**

The property comprises a detached steel portal framed warehouse with offices.

The elevations and roof are profile metal clad.

The property benefits from a large yard of (0.61 acres) which is laid to concrete

The building benefits from 4 roller shutter doors and include vehicle inspection pit, staff room, offices, WC's, shower and mezzanine stores

The property is fully fenced and gated.

## **ACCOMMODATION**

Main Workshop	840.125 sq. m.	9,043 sq. ft.
First Floor Main Building	76.636 sq. m.	825 sq. ft.
Side Office	81.60 sq. m.	878 sq. ft.
Mezzanine Floor	74.04 sq. m.	797 sq. ft.
<b>Total</b>	<b>1,072.4 sq. m.</b>	<b>11,543 sq. ft.</b>

## **RATING ASSESSMENT**

Rateable Value £89,500

Rates Payable £45,824 (2025/26)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 66.

## **PROPOSAL**

The property is available either to purchase or to rent. Offers are sought in excess of £1,500,000 (One Million, Five Hundred Thousand Pounds) for the purchase. Rental offers are sought at £170,000 per annum exclusive. VAT is applicable.

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## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

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

October 2025

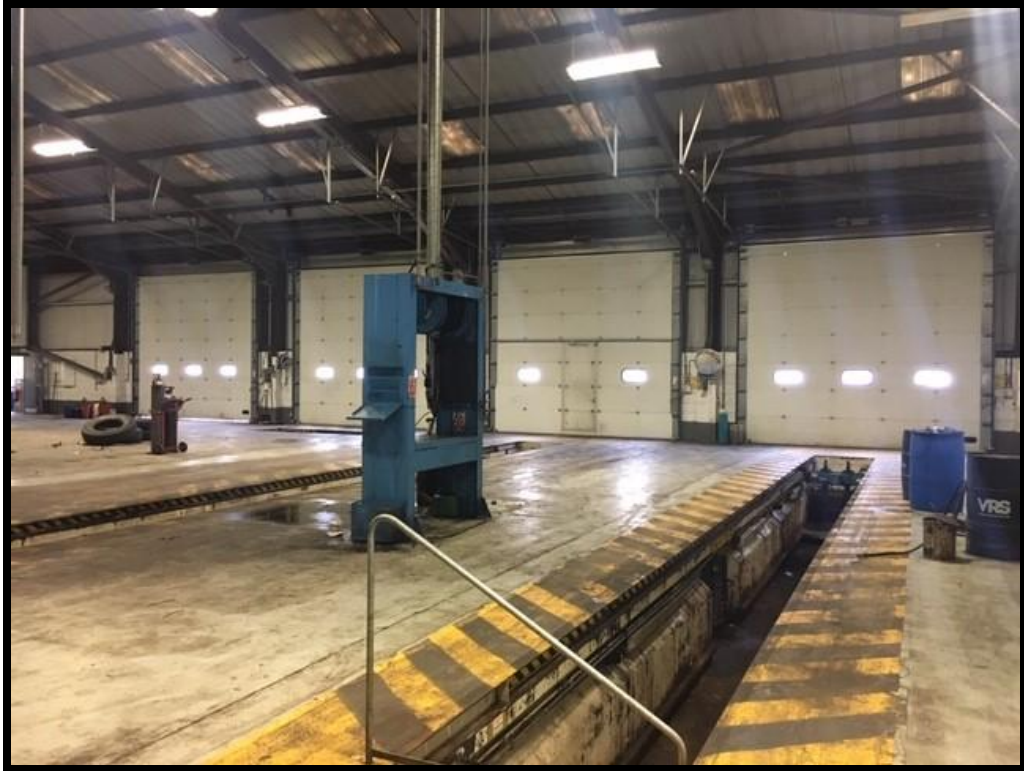
## Approximate Site Boundaries



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