



Unit 1a

Colthrop Business Park, Colthrop Lane, Thatcham, RG19 4NB

**Secure open storage plot
available, close to Newbury
and M4 Motorway.**

1.21 Acres
(0.49 Hectares)

- 1.21 acre (c. 53,000 sq ft) open storage site available
- Secure compound, fully fenced and gated
- Water/power connections available
- On-site drainage (Surface and mains foul)
- Easy access to M4 (J12) approx. 8.5m (15 mins drive)

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Summary

Available Size	1.21 Acres
Rent	Rent on application
Rateable Value	£73,500 We understand that the current rates payable equates to approx. £0.66 per sq ft pa. However, we recommend all applicants make their own enquiries relating to business rates payable for the subject site with the local rating authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The subject property consists of an existing industrial open storage plot, which benefits from compacted plainings, and is broadly level and rectangular in shape. The site comprises a single fully fenced and gated secure compound yard area, easily accessed from Colthrop Lane. Power and drainage/water connections are also available on site.

Location

Unit 1a is located on Colthrop Lane at the front of Colthrop Business Park, conveniently situated between Newbury and Theale. There is easy road access to both J13 and J12 of the M4. Thatcham railway station is nearby, with regular GWR services to Reading (c. 10–12 mins), Newbury and London Paddington, and easy interchange onto the Elizabeth Line at Reading. Heathrow Airport is around 35 miles to the east.

The property is located within an established commercial estate, close to several large distribution/industrial estates in Thatcham, and wider amenities in Thatcham town centre.



Viewing & Further Information



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