



Chartered Surveyors &
Commercial Property Consultants

MODERN WAREHOUSE / WORKSHOP WITH OFFICES

TO LET

**UNIT 8, BERKSHIRE BUSINESS CENTRE, BERKSHIRE DRIVE
THATCHAM, WEST BERKSHIRE, RG19 4EW**

2,447 SQ FT (227.33 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 property is situated on the popular Berkshire Business Centre industrial estate in Thatcham. Nearby occupiers include SSE PLC, Tarmac and South Central Ambulance Service.

DESCRIPTION

The property is one of ten high quality industrial/warehouse units constructed in the late 1980's.

Unit 8 is a semi-detached unit constructed around a steel portal frame with brick and block cavity walls beneath a pitched profile clad roof.

The property comprises ground floor office and WCs with additional office within the warehouse. To the first floor are 2 further offices.

The spaces benefit from the following amenities: -

Ground Floor Offices

- Carpeting
- Gas fired heating to offices
- Good natural light
- Spot and strip lighting
- Pedestrian door

Rear Workshop / Warehouse

- Strip lighting
- Good natural light
- Kitchen with sink, base and wall units
- Roller shutter door
- Eaves height of 6m rising clear
- Three phase power

The property has parking for 9 cars plus loading space

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	227.33	2,447

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RATING ASSESSMENT

Rateable Value £23,000

Rates Payable £9,936 (2026/27)

SERVICE CHARGE

The service charge for the year is £355 per quarter plus VAT. The insurance cost for the year to 25/03/2027 is £634.23.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 122.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £31,750 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

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July 2026

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