

Light Industrial/Business Unit To LET

Unit 4a, Beenham Grange Business Park

Beenham – RG7 5PR

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square background.

BWP

Light Industrial/Business Unit – 6,000 sq ft (GIA)

Unit 4a Beenham Grange Business Park, Beenham RG7 5PR

ASKING RENT £65,000 pa (excl)



Summary:

- An opportunity to lease approx 6,000 sq ft Light Industrial/business unit.
- The property is located at Beenham Grange Business Park, off the A4 Bath Road. Very close to J12 of the M4 at Theale.
- c.3,000 sq ft secure yard.
- Roller shutter door. (3.1m height and 3.25m Width).
- Minimum eaves height of 3.7m and maximum of 7.7m.
- Elected for VAT.

We are instructed to offer the property by way of a new internal repairing lease for a term to be agreed.

Asking rent of £65,000 pa (excl)

Unit 4a Beenham Grange Business Park, Beenham RG7 5PR

ASKING RENT £65,000 pa (excl)

Location:

The Unit is located at Beenham Grange Business Park, which is off the A4 Bath Road. J12 of the M4 is 10 minutes drive to the East.

Aldermaston Railway Station is 15 minutes walk to the South, served by Great Western Railways with trains running to Reading and Newbury.

Description:

The property consists of approx 6,000 sq ft light industrial/business unit and includes an external c.3,000 sq ft secure storage yard. The property includes W/C.

- 3 Phase Power
- Roller Shutter door (Height 3.1m, width 3.25m)
- Minimum eaves height 3.7m and maximum 7.7m.

VAT:

The property is elected for VAT.

Areas:

Gross Internal Area: c.557.4 m² (c.6,000 sq ft)

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

Planning:

The property currently has Class E(g) Use (Light Industrial).

Business Rates:

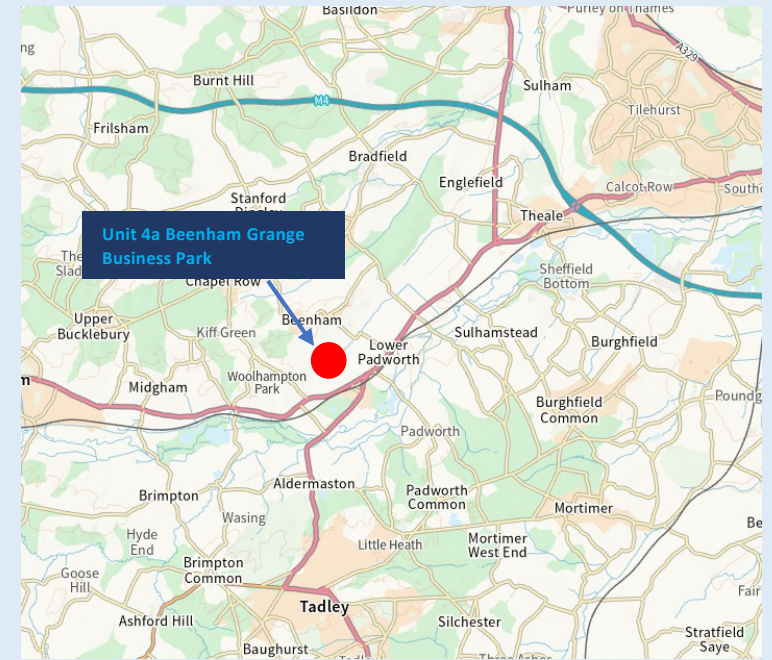
Ratable Value £41,250. For Rates payable the occupier should make their own enquiries with the local authority.

Term:

The unit is being offered by way of a new internal repairing lease for a term to be agreed. Flexible terms available.

Asking rent of £65,000 pa inclusive of service charge and insurance.

(Exclusive of Business Rates and Utilities).



NB. The plan is for identification only. © Crown Copyright OS 0100055500

Service Charge:

The rent is inclusive of Service Charge.

Timing:

April 2024.

Unit 4a Beenham Grange Business Park, Beenham RG7 5PR
ASKING RENT £65,000 pa (excl)



Further Information:

Charley Burgess Senior Associate
e: charley@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

Iain Duckworth Director MRICS
e: iain@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

The logo for BWP Commercial Property Ltd, featuring the letters 'BWP' in a light blue, sans-serif font, centered within a dark grey square.

BWP Commercial Property Ltd
12A Hart Street
Henley-on-Thames,
Oxfordshire RG9 2AU
www.bwpcommercialproperty.com

Charley Burgess

e: charley@bwpcommercialproperty.com

t: + 44 (0)1491 818 180

m: + 44 (0) 7471 361 485

Iain Duckworth Director MRICS

e: iain@bwpcommercialproperty.com

t: + 44 (0)1491 818 180

m: + 44 (0) 7977 130 170

Disclaimer: BWP Commercial Property Ltd, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statement of facts or representations of fact. No responsibility is taken of any statements within these particulars. BWP Commercial Property are not authorized to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf for their client. The text, photographs and plans are for guidance only. All measurements, areas, distances are approximate. It should not be assumed that the property has the appropriate planning permission. BWP Commercial Property have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.