

REDUCED RENT



TO LET

Retail unit

1,025 sq.ft

(95 sq.m)

Unit 1, Kingsland Centre, Berkshire, RG19 3HN

- Unit has been white boxed and ready for occupation
- The Unit is situated opposite Costa Coffee
- Kingsland Centre is anchored by Waitrose with ample parking
- Located in the market town of Thatcham, Berkshire

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6508**

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Unit 1, Kingsland Centre, Berkshire, RG19 3HN

Areas (approx. NIA)	Sq.ft	Sq.m
Unit 1	1,025	95
TOTAL	1,025	95

Description

The subject property is a ground floor and is located at the entrance to the scheme opposite Costa Coffee, in the heart of the Kingsland Centre which consists of 18 retail units. There is a large surface car park fronting the entrance to Waitrose, which provides 150 parking spaces, with further car parking to the centre of Twyford on the opposite side of the Centre.

Rent

£32,500 per annum exclusive.

Rates

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Location - RG19 3HN

Kingsland Centre in Thatcham is located in the South East region of England. Well located just off the A4 Bath Road, 15 miles west of Reading and 3 miles east of Newbury.

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