

THATCHAM PARK

15,175 SQ FT

**UNIT 1 NEW HIGH QUALITY WAREHOUSE/
DISTRIBUTION UNIT TO LET**

GABLES WAY, THATCHAM RG19 4ZA

LAST
REMAINING UNIT



NTU Mutual

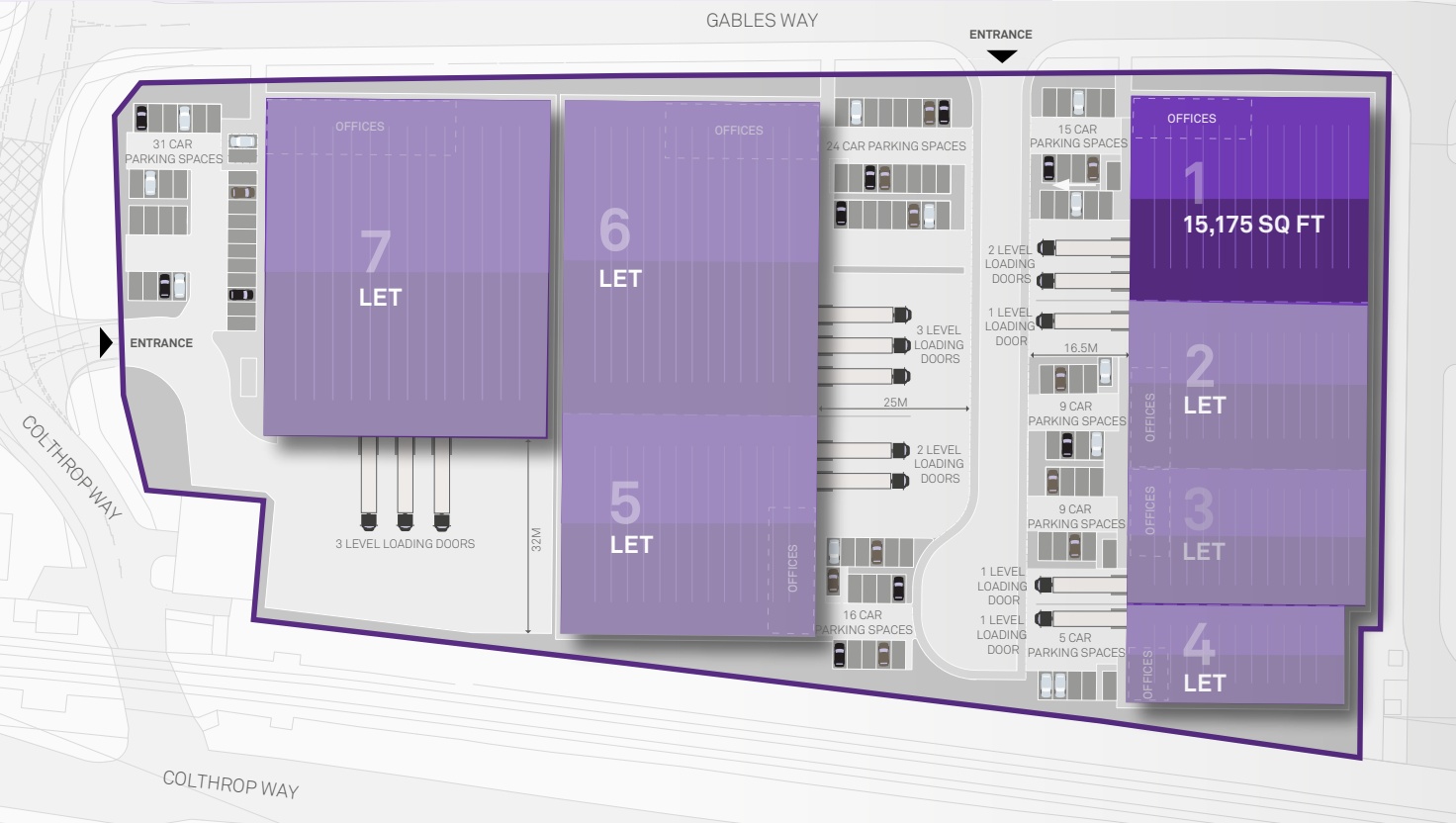
NEW WAREHOUSE / DISTRIBUTION UNIT IN AN ESTABLISHED LOCATION

Thatcham Park comprises a series of 7 brand new units, built to a Grade A specification and situated within a well-established industrial centre in Thatcham.

Each unit has level entry access, a generous eaves height, ample office space and dedicated parking for staff and visitors. A flexible layout of units allows a combination to provide anything from 10,066-30,157 sq ft.

Accessed via Gables Way, the development sits between the M4 (Junctions 12 and 13) and M3 (Junction 6) motorways, providing vital connection to the wider motorway network and therefore well located for logistics distribution.

UNIT	WAREHOUSE	OFFICES	TOTAL (GIA)	EAVES
1	13,660 sqft	1,515 sqft	15,175 sqft	8.5m
2	11,29 sqft	1,271 sqft	12,570 sqft	8.5m
3	9,041 sqft	1,025 sqft	10,066 sqft	8.5m
4	6,023 sqft	677 sqft	6,700 sqft	8.5m
5	15,800 sqft	1,781 sqft	17,581 sqft	8.5m
6	22,577 sqft	2,545 sqft	25,123 sqft	8.5m
7	27,138 sqft	3,019 sqft	30,157 sqft	10.5m
TOTAL	105,572 sqft	11,830 sqft	117,402 sqft	



LEVEL ENTRY
LOADING

8.5-10.5M
EAVES HEIGHT

50KN/M²
FLOOR LOADING

555 kVA
POWER SUPPLY

PHOTOVOLTAIC
PANELS

HIGH QUALITY
OFFICES

UP TO 32M
YARD DEPTHS

ELECTRIC
VEHICLE CHARGING
POINTS

DEDICATED CAR
PARKING








EPC
RATING A

BREEAM
EXCELLENT

SECURE FENCE &
AUTOMATED GATE

THATCHAM PARK



-  IMMEDIATE ACCESS TO A4
-  13 MINUTES / 8 MILES TO J12 M4
-  15 MINUTES / 7.4 MILES TO A34
-  28 MINUTES / 14.7 MILES TO J6 M3
-  3 MINUTES TO THATCHAM STATION; 49 MINUTES TO LONDON PADDINGTON
-  53 MINUTES / 40.3 MILES TO HEATHROW AIRPORT VIA M4
-  1 HOUR / 43.7 MILES TO THE PORT OF SOUTHAMPTON

**AVISON
YOUNG**

SAM VYAS

sam.vyas@avisonyoung.com
020 7911 2267
07962 362 702

WILL NORMAN

will.norman@avisonyoung.com
020 7911 2112
07551 025 102

CHRIS PROCTOR

chris.proctor@avisonyoung.com
020 7911 2112
07798 690 234



JON VARNEY

jon@dealvarney.co.uk
01635 550 211
07946 641 081

Misrepresentation Act.

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**THATCHAM
PARK**

ROAD

M4 J12	13 mins
M3 J6	28 mins
Reading	26 mins
Basingstoke	26 mins
Slough	47 mins
Southampton	1 hour
London	1 hour
Birmingham	2 hours

AIR

Heathrow	52 mins
Gatwick	1 hour 30 mins
London City	1 hour 58 mins

DOCKS

Southampton	1 hour
Tilbury	1 hr 51 mins
London Gateway	1 hr 58 mins

WWW.THATCHAMPARK.COM



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