

Call **01635 255501**

Email [property@brunsden.com](mailto:property@brunsden.com) or visit [www.brunsdens.com](http://www.brunsdens.com)

Properties in West Berkshire and North Hampshire

**Brunsdens**  
ASSOCIATES 

**FIRST FLOOR OFFICES AT  
SUITE C, WINBOLT HOUSE  
THE BROADWAY  
THATCHAM  
BERKSHIRE  
RG19 3HX**



**Attractive first floor office space in the heart of  
Thatcham Town Centre**

**Approximately 785 sq ft (73 sqm)  
TO LET ON NEW LEASE**

- \* Up to 3 car spaces
- \* Gas central heating
- \* Air cooling
- \* Prominent central location
- \* Well presented

## LOCATION

Set at the southern end of Thatcham's main shopping area yet within easy reach of Thatcham Railway Station (Paddington line) and the A4 Bath Road. The town centre offers great facilities for you and your staff and a viewing is very highly recommended.

## THE PROPERTY

Modern office building substantial construction and offering a good mix of open plan and partitioned space on the first floor with shared entrance and facilities.

## PROPOSAL

A new lease on a Fully Repairing and Insuring basis for a term to be agreed.

## RENTS

Suite C – (Approximately 785 sq ft – 57 sqm) £9,950.00 per annum plus usual bills

Rent will usually be payable quarterly in advance by standing order.

## VAT

Not chargeable on the rent at this time.

## BUSINESS RATES

We have been informed by West Berkshire Council that the **Rateable Value for Suite C is: £7,000**. Please make your own enquiries of West Berkshire District Council.

## SERVICE CHARGES & INSURANCE

The tenant would be responsible for 28% of outgoings and any repairs of the whole building. Budget TBC – but approximately £1,000 per annum.

## LEGAL FEES

Each side to bear their own costs

Winbolt House, Thatcham, RG19 3HX

---

## VIEWING

Strictly by previous appointment please with the sole agents – Peter Brunsdon at Brunsdens on 01635 255501 or [peter@brunsden.com](mailto:peter@brunsden.com)

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.



# Energy Performance Certificate

Non-Domestic Building



1ST FLOOR  
Wimbolt House  
The Broadway  
THATCHAM  
RG19 3HX

**Certificate Reference Number:**  
9837-3026-0378-0701-8895

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

69

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 134  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 66.3

## Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

73 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.