

REDUCED RENT



TO LET

Retail unit

1,025 sq.ft

(95 sq.m)

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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**0207
228 6508**

evolveestates.com

1 Kingsland Centre, Berkshire, RG19 3HN

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

Description

The unit is opposite Costa Coffee. The pedestrianised Kingsland Shopping Centre provides the primary retail offer for Thatcham. An 18 unit scheme anchored by a 29,000 sq ft Waitrose.

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

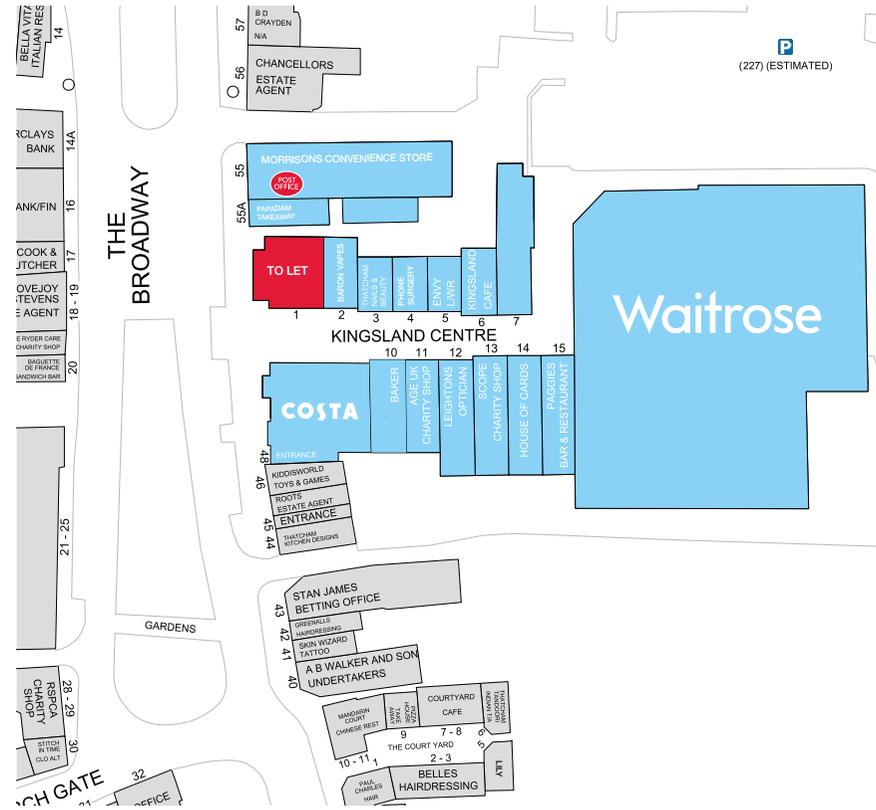
The Landlord will insure the premises the premiums to be recovered from the tenant.

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 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.

Viewing
Strictly via prior appointment
with the appointed agents:

RAWSTRON  **JOHNSON**

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