

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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## Unit 1, Kingsland Centre, Berkshire, RG19 3HN

Areas (approx. NIA)	Sq.ft	Sq.m
Unit 1	1,025	95
<b>TOTAL</b>	<b>1,025</b>	<b>95</b>

### 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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**Viewing**  
Strictly via prior appointment  
with the appointed agents:

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**Anthony Jackson** 0113 450 7009  
[anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

**KEMPTON**  
**CARR**  
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