



Possibility to split into two c. 500 sq ft kiosks

TO LET

Retail Unit

1,170 sq.ft

(109 sq.m)

7 Kingsland Centre, Berkshire, RG19 3HN

- Located in the market town of Thatcham, Berkshire
- Kingsland Centre is anchored by Waitrose
- Ample parking
- Flexible terms are available

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**0207
228 6508**

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7 Kingsland Centre, Berkshire, RG19 3HN

Areas (approx. NIA)	Sq.ft	Sq.m
Unit 7 (Including Ancillary Space)	1,170	109
TOTAL	1,170	109

Description

The unit is situated opposite the entrance to Waitrose. 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

£25,500 per annum exclusive.

Rateable Value

£11,102.75. Interested parties are advised to make their own enquiries with the local authority.

Services

The unit has electricity and water connected.

Service Charge & Insurance

A service charge is applicable. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

The current EPC rating is 'C'. 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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