

**ONLY THREE
UNITS REMAINING**

UPDATE

transigo

THATCHAM | M4 | J12 & 13

**New warehouse units
from 7,000 sq ft to 77,000 sq ft**

TO LET / FOR SALE

transigo...

Overview



- Xtrac 1
- Thatcham Engineering 2
- SCA Packaging 3
- Motor Insurance Repair Research Centre 4
- GIST 5
- SCA 6
- Experian 7
- British Gas Engineering Centre 8
- Scania 9
- Panasonic 10



DISTRIBUTION



INDUSTRIAL



R&D



a new 155,000 sq ft industrial/distribution warehouse development with units from 7,000 sq ft up to 77,000 sq ft strategically located at the hub of the M4 and A34 corridors

Designed to be suitable for B1(c): Research & Development, B2: Industrial and B8: Warehouse uses, these modern units are both eco friendly and attractive, with individual glazed frontages. Units also enjoy excellent natural light with generous parking and loading facilities whilst being set within a landscaped environment.

Each unit has high quality office accommodation with central heating, double glazed windows and raised floors.



Specification



Accommodation

		sq ft	sq m
1	warehouse	19,438	1,806
	first floor offices	1,355	125
	total	22,894	2,127
2	warehouse	32,799	3,047
	first floor offices	5,733	533
	total	38,552	3,582
3	warehouse	32,893	3,056
	first floor offices	5,670	527
	total	38,647	3,590
4	warehouse	8,402	781
	first floor offices	1,157	107
	total	10,559	985
5	warehouse	8,377	778
	first floor offices	1,256	116
	total	9,693	900
6	warehouse	7,025	653
	first floor offices	1,334	124
	total	8,359	777
7	warehouse	5,597	520
	first floor offices	1,354	126
	total	6,952	646
8	warehouse	8,465	786
	first floor offices	1,316	122
	total	9,781	909
9	warehouse	8,413	782
	first floor offices	1,316	122
	total	9,729	904
total		155,166	14,420



Site Plan



Space Planning

- Space plans showing office fit out are available from www.transigom4.com/downloads.html

- Units can be easily combined to allow flexibility in floor areas






Planning Consent

- Planning for warehouse and production uses with no operational restrictions

Eco Friendly Specification

- Rain water harvesting
- Part solar powered heating

is located within this well established industrial centre with prominence onto the A4 main arterial road. Access is via Gables Way, close to its junction with the A4.

	Newbury town centre	3 miles
	M4 Junction 12 and 13	8 miles
	A34 main north/south trunk road	4 miles
	Thatcham Station (to London Paddington)	1 mile
	Bus 102 (Reading and Newbury) Gables Way	60 yards



Terms

The units are available on a leasehold or freehold basis. Please contact the joint sole agents for a proposal.



A development by ING Real Estate Development in association with Volume Developments

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www.transigoM4.com

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