

TO LET

Carter Jonas



**C1 PIPERS LANE,
PIPERS LANE INDUSTRIAL ESTATE,
THATCHAM
RG19 4NA**

**Self-Contained Light
Industrial/Warehouse Premises**

- 2,969 sq.ft (271 sq.m)
- 3.81m Minimum Eaves Height
- WC facilities
- Loading door
- 3 phase power supply

LOCATION

The premises are situated within Pipers Lane Industrial Estate, located just off Pipers Way in Thatcham, close to the station and approximately a quarter of a mile from the A4, providing excellent connectivity to Junctions 15 and 16 of the M4 motorway and the wider South East and South West regions.

DESCRIPTION

Unit C1 is a self contained end-terrace industrial unit of steel portal frame construction with steel profile cladding externally above brickwork.

Externally the Unit benefits from car parking and loading to the front.

Amenities:

- WC facilities
- 3 phase power supply
- 3.81m Eaves (12'6")
- Loading door

ACCOMMODATION

The unit offers the following approximate gross internal floor areas;

	Sq Ft	Sq M
Office	498	46.26
Industrial/Warehouse	2,471	229.55
Total	2,969	275.81

TERMS

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

RENT

£35,000 per annum

VAT

We are advised that VAT is not applicable.

BUSINESS RATES & Service Charge

Rateable value: £32,250 (1st April 2026 to Present)

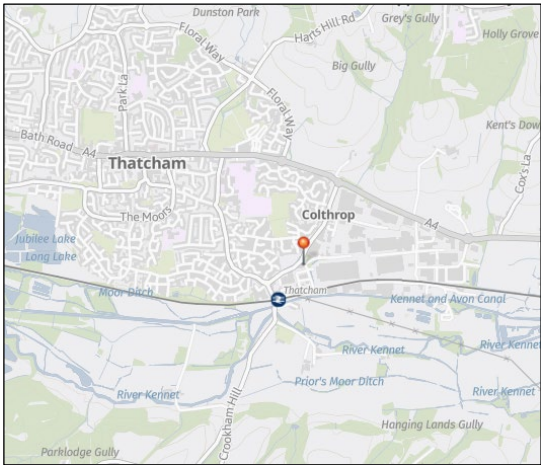
Interested parties should make their own enquiries directly with West Oxfordshire District Council to verify these figures.

An estate charge applies. Further information available upon request.

EPC

EPC Rating – 98 D.

18th August 2026





Contact Details

Luke Cooper-Smith
Luke.Cooper-Smith@carterjonas.co.uk
Tel: 07815 039550

Contact Details

Toby McDougall
Toby.McDougall@carterjonas.co.uk
Tel: 07483 446197

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us.

Carter Jonas