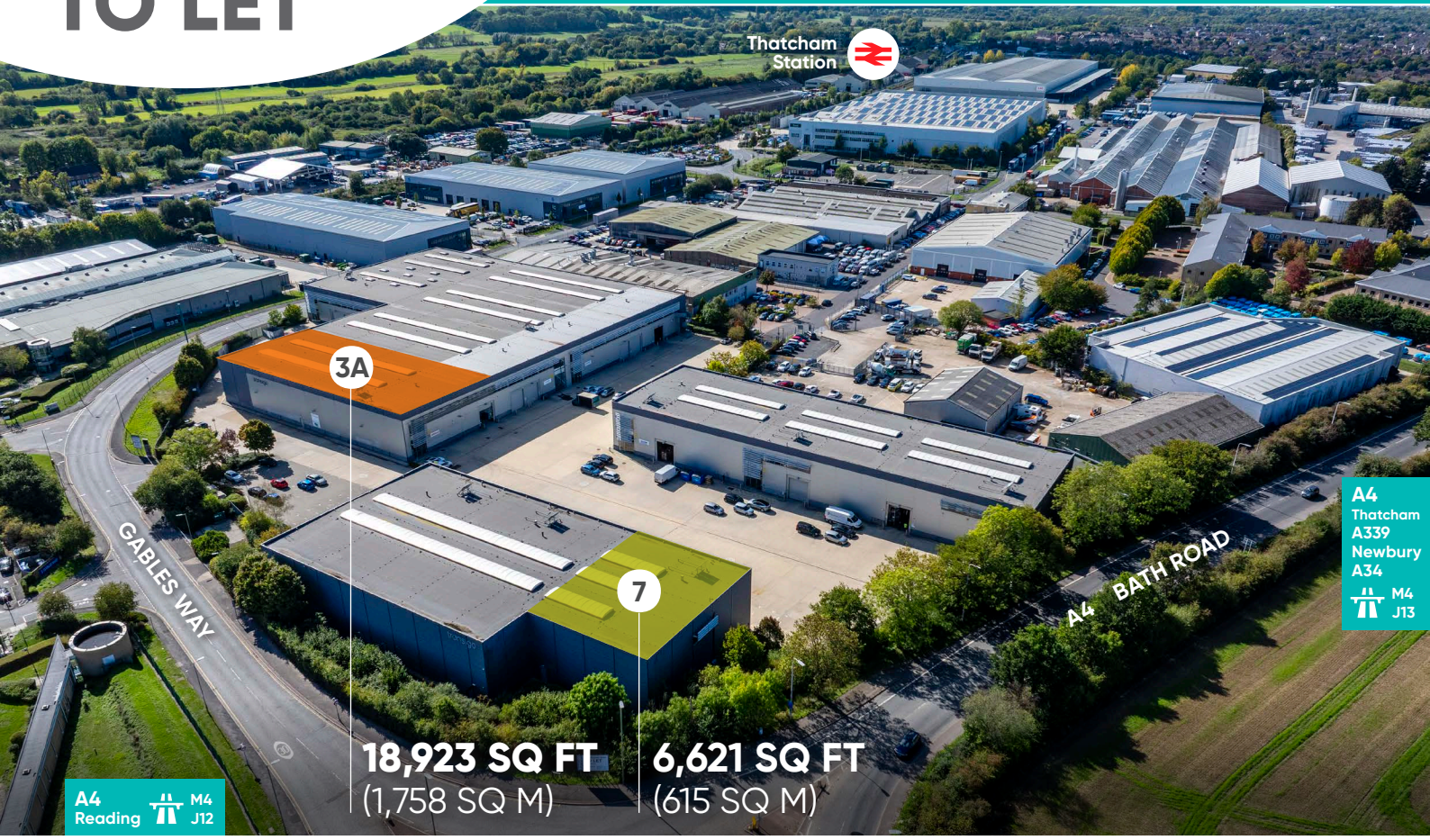
MODERN INDUSTRIAL / WAREHOUSE UNITS **TO LET**

transigo

Gables Way • Thatcham **RG19 4JZ**



- NEWLY REFURBISHED UNITS
- ELECTRIC LOADING DOOR 4.5M (H) X 4.09M (W)
- 8.5M CLEAR INTERNAL HEIGHT
- 50 KN/M SQ max. FLOOR LOADING
- THREE PHASE POWER
- EXCELLENT NATURAL LIGHT
- CLOSE TO J12 AND J13 OF THE M4
- WALKING DISTANCE OF THATCHAM TRAIN STATION











what3words ///flask.barrel.squeezed

UNIT 3A is a modern, high specification end of terrace industrial/warehouse unit.

ACCOMMODATION

The Gross Internal Area (GIA) is as follows:

	sq ft	sq m
Ground Floor	16,232	1,508
First Floor	2,691	250
TOTAL	**18,923**	**1,758**

EPC RATING

A: 25.

SPECIFICATION

INDUSTRIAL/WAREHOUSE

Electric loading door (4.5m (h) x 4.09m (w))
8.5m clear internal height
10m eaves
50 kN/m sq max. floor loading
Three phase power
Excellent natural light
Part solar powered heating
Electric boilers

OFFICES

1st floor open-plan accommodation
Raised floors
LED lighting
Male and female WCs











///what3words ///amicably.influence.warrior

UNIT 7 is a modern, high specification end of terrace industrial/warehouse unit.

ACCOMMODATION

The Gross Internal Area (GIA) is as follows:

	sq ft	sq m
Ground Floor	5,380	499.8
First Floor	1,241	115.3
TOTAL	**6,621**	**615.1**

EPC RATING

A: 23.

SPECIFICATION

INDUSTRIAL/WAREHOUSE

Electric loading door (4.5m (h) x 4.09m (w))
8.5m clear internal height
50 kN/m sq max. floor loading
Three phase power
Excellent natural light
Part solar powered heating
Electric boilers

OFFICES

1st floor open-plan accommodation
Raised floors
LED lighting
Male & female WCs



LOCATION

Transigo is located on the established Thatcham Industrial Estate with prominence to the A4 Bath Road. Access is via Gables Way, close to its junction with the A4. The M4 (junctions 12 & 13) and A34 main north/south trunk road are 14 mins and 16 mins drive, respectively. Thatcham railway station is within walking distance.

SAT NAV: **RG19 4JZ**

TERMS

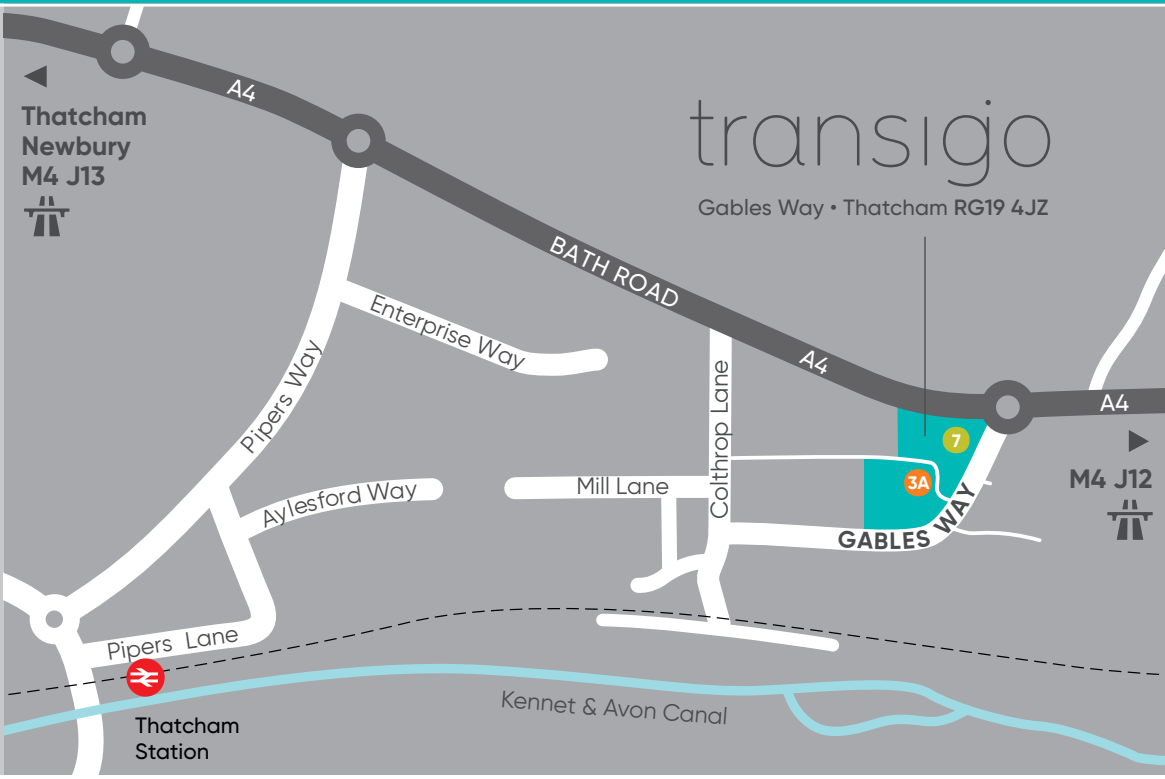
A new FRI lease for a term by arrangement and contracted outside the Landlord & Tenant Act.

LEGAL COSTS / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which may be chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP and Cogent RE undertake ID checks for all successful tenants where legislation requires us to do so.



VIEWING & FURTHER INFORMATION

Please contact the joint sole agents for further information or an appointment to view.

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Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2026.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136.