



TURNHAMS GREEN

PINSENTS LANE, THEALE RG31 4UH



# One TURN from M4 J12

UNIT 3 • TO LET

A HIGH-SPECIFICATION, COMPLETELY  
REFURBISHED, OFFICE BUILDING  
SPLIT OVER GROUND AND FIRST FLOORS  
TOTTALLING 9,876 SQ FT

[turnhamsgreen.co.uk](http://turnhamsgreen.co.uk)

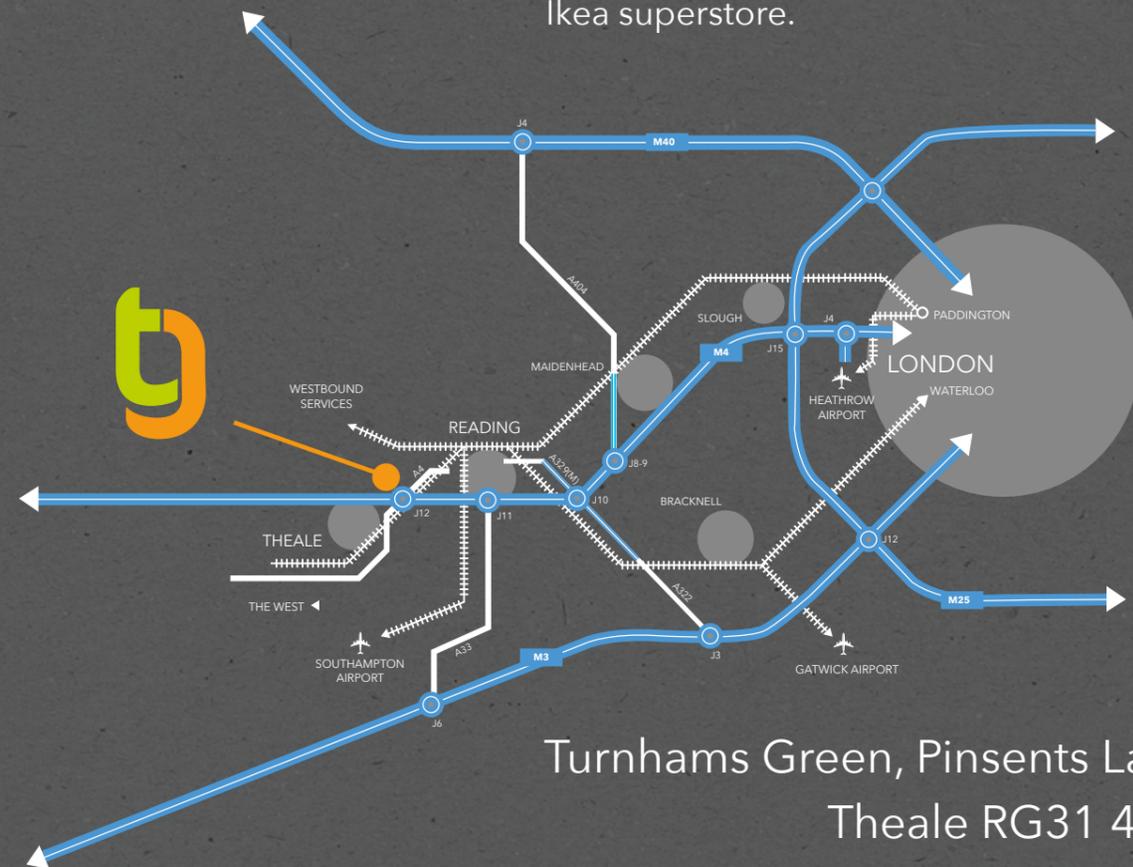


Turnhams Green comprises four high specification two storey office buildings set in an established landscaped environment.

We are pleased to present Units 3 which is ready to let.

A high-specification, completely refurbished, office building split over ground and first floors totalling 9,876 sq ft.

..... pedestrian route to the shopping area



Turnhams Green Business Park is strategically located just a short distance from Junction 12 of the M4 motorway.

The development is situated close to Sainsburys, the headquarters of Porsche GB and the impressive new Ikea superstore.

Turnhams Green, Pinsents Lane  
Theale RG31 4UH

**LOCATION**

Reading is a major road and rail hub and provider for destinations throughout the country. There is a direct service to London Paddington every 15 minutes at peak times (25 minutes journey time). Alternatively, services run from Theale Station which is approximately one mile distant with direct services to London and Reading. There is also a coach link service to Heathrow Airport at regular intervals from Sainsburys.



# Unit 3

9,876 sq ft (917.4)

Unit 3 is a self-contained detached building split over ground and first floors totalling 9,876 sq ft.

The building has been comprehensively refurbished to a high standard including new air conditioning and provides light open plan space with a contemporary feel, offering an occupier identity and flexibility.

The building has an exceptional EPC rating of A-25.



EPC RATING: A-25



ON-SITE SECURITY



NEW CARPETS THROUGHOUT



METAL TILE SUSPENDED CEILING



ENHANCED RECEPTION EXPERIENCE



NEW VRF AIR CONDITIONING



HIGH QUALITY WCs



FULL ACCESS RAISED FLOORS



EPC RATING: A-25



PASSENGER LIFT



SHOWERS



CYCLE STORAGE

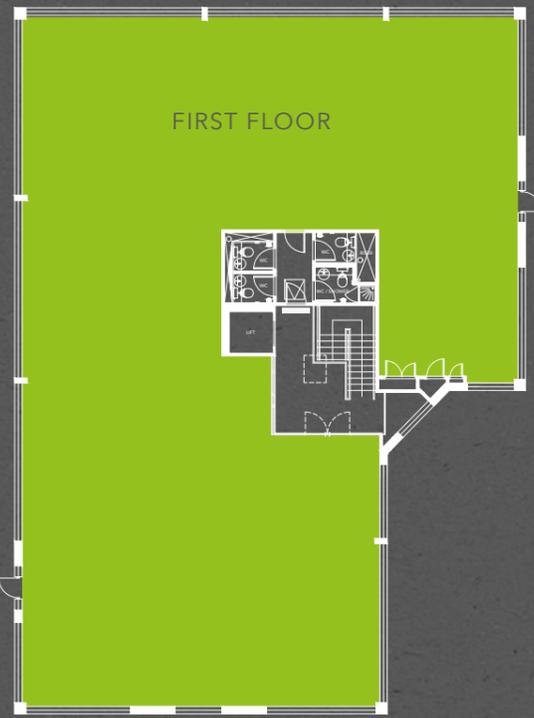
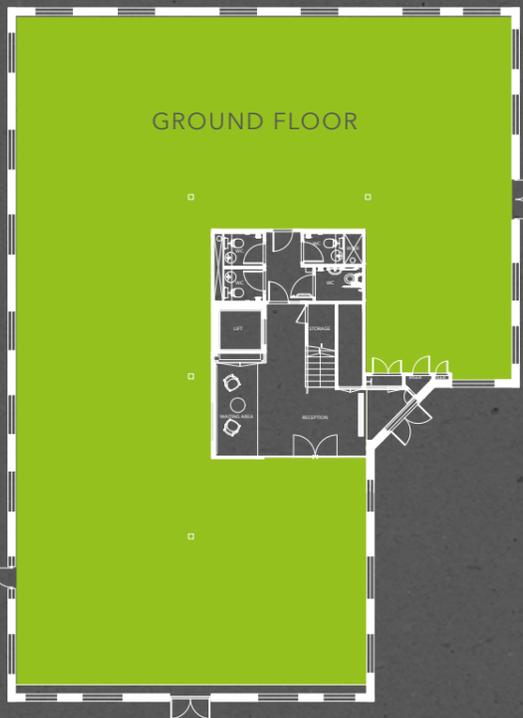


41 PARKING SPACES (1:240 SQ FT)



# Light and open floors

UNIT 3 FLOOR AREAS	sq ft	sq m
Ground floor	4,810	446.9
First floor	4,936	458.5
Reception	130	12
<b>TOTAL</b>	<b>9,876</b>	<b>917.4</b>



#### **LEASE**

Unit 3 is available on a new lease for a term to be agreed.

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs in this transaction.

#### **TERMS**

On application.

#### **VIEWING**

Strictly by appointment through the joint agents.



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