CENTINAL 64

1 AYLESFORD WAY THATCHAM RG19 4ND

63,488 SQ FT FULLY REFURBISHED STORAGE AND DISTRIBUTION FACILITY

AVAILABLE IMMEDIATELY TO LET / FOR SALE

Centinal 64 is a fully refurbished modern storage/distribution unit

Situated in an accessible location just 15 minutes drive from J12 of the M4 via the A4, and with direct access to J13 of the M4 via the A4 & A34.

Description

Centinal 64 is a single storey, steel portal warehouse, with well appointed two storey offices.

- Eaves height of 8.1 metres (26.6 ft) rising to 12.1 metres (39.8 ft) at the pitch
- 7 dock level loading doors
- 2 ground level loading doors
- 4.3 acres (1.7 ha) site
- On site car parking for 60 cars
- Large yard area with 69m max yard depth
- EPC rating of C

Aylesford Way Industrial Estate

Centinal 64 is prominently located on the Aylesford Way Industrial Estate, which is the prime industrial area in Thatcham, and is home to a number of well known occupiers including:

Kuehne & Nagel	UK Mail
Gist	Harrods
Xtrac	British Gas Engineering
Scania (UK)	Panasonic
SSE Datacom	Saica Pack

Accommodation

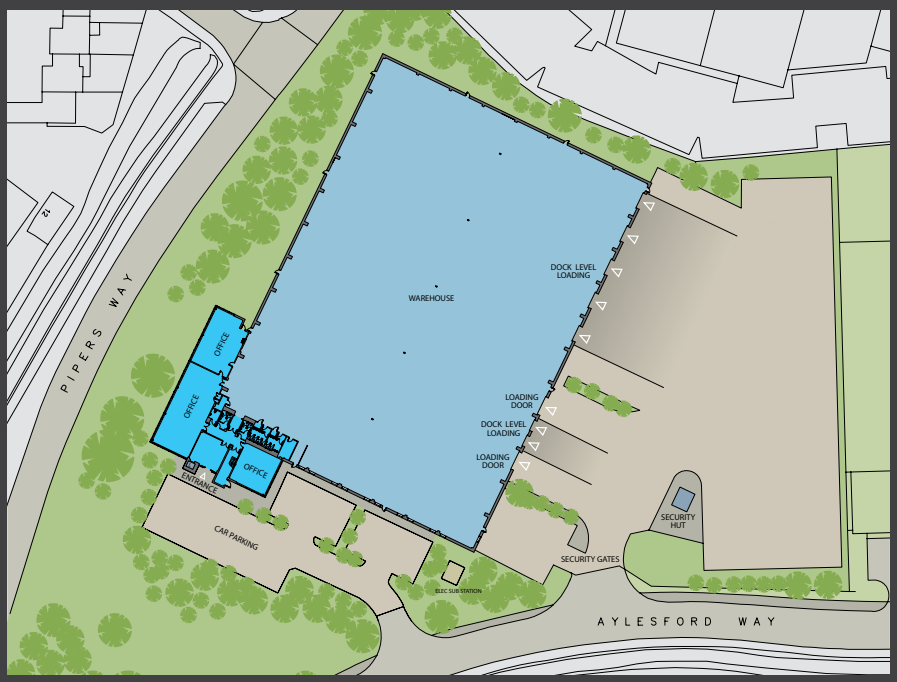
	sq m	sq ft
Warehouse	5,070	54,569
Ground floor offices	419	4,515
First floor offices	409	4,404
Total	**5,898**	**63,488**

Approximate Gross Internal Area

12.1m
(39.8')
8.1m
(26.6')

M4 - J12
Xtrac
Scania (UK)
A4
Gist
Saica Pack
Harrods
Thatcham Town Centre
A34 & M4 - J13
SSE Datacom
UK Mail
Kuehne & Nagel
PIPERS WAY
AYLESFORD WAY
CENTINAL 64
Thatcham Station

CENTINAL 64



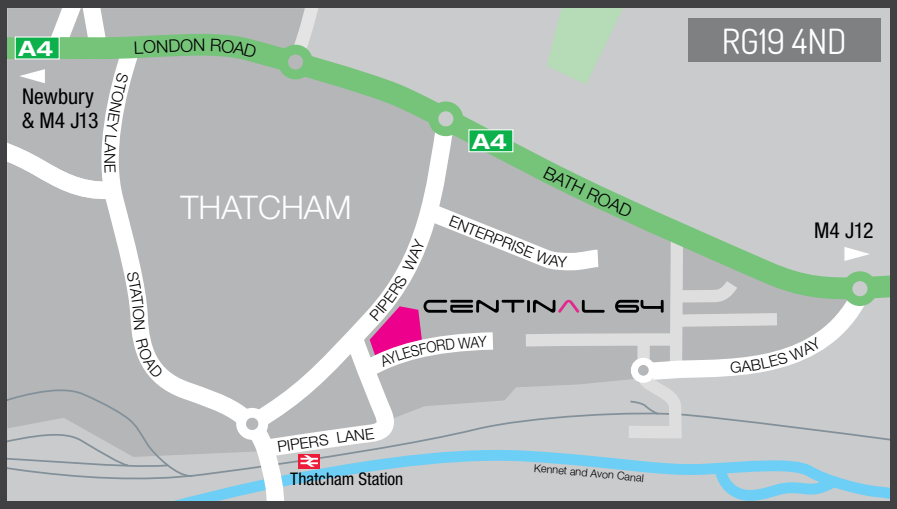
Location

Centinal 64 is prominently located on Aylesford Way, which leads directly into the Aylesford Way Industrial Estate. The estate is the prime industrial location in Thatcham, and is approximately one mile to the east of the town centre.

Located just off the A4, there is easy access to the M4 at junctions 12 and 13 via the upgraded A34. Thatcham, together with Newbury, form the hub of the M4 and A34 corridors.

The M4 gives direct access to London, The West Country and South Wales whilst the A34, just to the west of Thatcham, runs south to Southampton and north to Oxford and the Midlands.

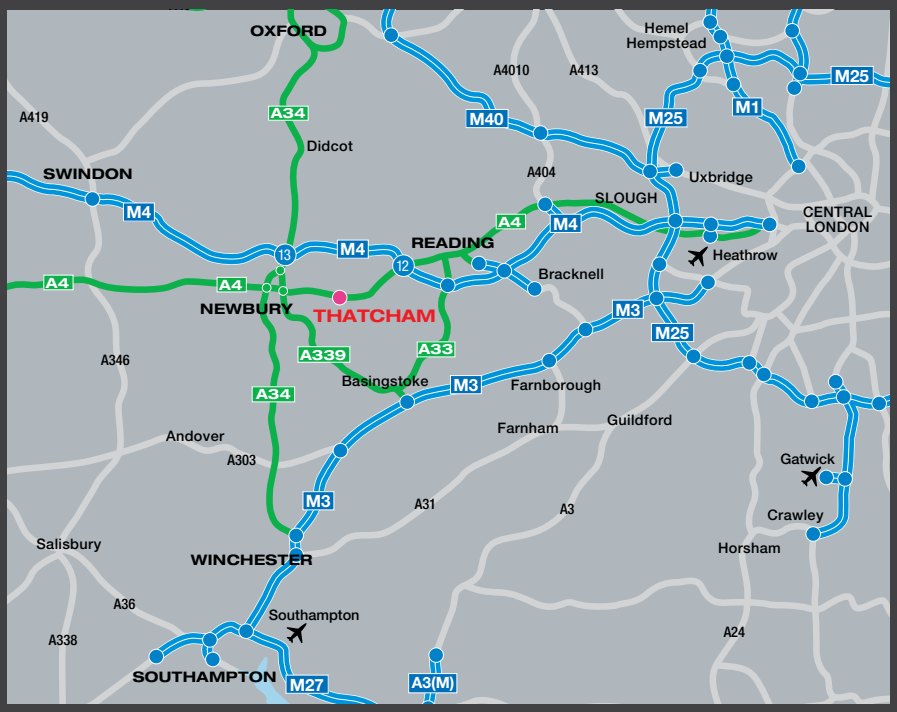
Thatcham mainline station, which is within walking distance of the unit, offers direct fast services to London Paddington..



HGV travel times

Road	miles	minutes
M4 J12	9	17
M4 J13	8	18
Newbury	5	16
Reading	13	30
Southampton	40	70
Heathrow	40	45
London	55	84
Bristol	70	78

Source: Googlemaps



Rail

Reading	17 minutes
London Paddington	49 minutes

Source: nationalrail.co.uk

Viewing & further information

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

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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a gross internal basis and should be verified by interested parties. August 2016.

Designed by HEKKTA