

**Chartered Surveyors &
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TO LET

OFFICE/STORAGE UNITS SOUTH OF M4, NEAR READING



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LOCATION	<p>These offices/stores are situated approximately 4 miles south of Reading town centre and south of the M4 Motorway in a semi rural location.</p> <p>The building has recently been refurbished with a new flat roof, uPVC windows and doors, together with new electric heating and lighting.</p>
DESCRIPTION	<p>The property is a single storey building and a former research building, part of a small complex of buildings. There are shared WC facilities and parking facilities.</p> <p>The property is arranged as 2 self-contained units with painted wall finishes, fluorescent lighting and with solid floors with carpet tiles.</p>
AMENITIES	<ul style="list-style-type: none"> • 4 separate rooms [2 separate accesses] • Recently redecorated and improved • Fully carpeted • Toilet facilities and parking
ACCOMMODATION	<p>The accommodation comprises 4 rooms with a total approximate Net Internal area of 740ft² [68.8m²].</p>
TERMS	<p>The offices are available by way of a new lease on terms to be agreed to be excluded from the security of tenure provisions of The Landlord and Tenant Act 1954.</p>
RENT	<p>£6,000 per annum [to include parking].</p>
SERVICE CHARGE	<p>To be agreed.</p>
UTILITIES AND RATES	<p>The occupier will be responsible for the payment of all utility charges. Interested parties should make their own enquiries of Statutory Authorities.</p>
LEGAL COSTS	<p>Each party is to be responsible for their own legal costs incurred in connection with the transaction.</p>
VAT	<p>VAT is not chargeable on the rent.</p>
VIEWINGS	<p>Strictly by appointment with the Agents:-</p>



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