

**Chartered Surveyors &
Commercial Property Consultants**

6 Southern Court
South Street
Reading
Berkshire RG1 4QS

Tel: 0118 955 1700
Fax: 0118 955 1725
E-Mail: info@dunsterandmorton.co.uk
www.dunsterandmorton.co.uk



TO LET
GOOD QUALITY SERVICED OFFICES
Offices Available 553ft² [51.5m²]



**TOBs BUILDING
(EARLEY GATE)
WHITEKNIGHTS ROAD
READING
BERKSHIRE RG6 6AT**

NOTE: Dunster & Morton is the trading name for Dunster & Morton LLP. Dunster & Morton for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Dunster & Morton or the vendor. (3) None of these statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither Dunster & Morton nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.

LOCATION	The offices are situated at Earley Gate approximately 2 miles from Reading town centre. The offices are well presented and are situated in an attractive environment with the benefit of adjacent permit parking being separately available close to the building, if required.
DESCRIPTION	Each office is located at ground floor level by way of an access shared with one other adjoining occupier. There are shared WC and kitchen facilities. Each office has painted wall finishes, suspended ceilings and modern florescent lighting.
AMENITIES	<ul style="list-style-type: none"> • Newly refurbished, including new uPVC anti-glare windows and new carpets. • All utilities included. • Good quality shared kitchen and WC facilities. • Parking permits available on request.
ACCOMMODATION	The accommodation is available and arranged as two rooms with shared facilities. The total area is 553ft ² [51.5m ²].
TERMS	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.
RENT	£13,000 per annum, inclusive of utilities. Permit parking is available by separate arrangement and negotiation.
RATES	The occupier will be responsible for Business Rates, however they may be eligible for small business rates relief. Interested parties are advised to make their own enquiries directly with Reading Borough Council Business Rates Department on 0118 9390900.
SERVICE CHARGE	There is no service charge. Occupiers are however required to make their own arrangements with regard to cleaning.
LEGAL COSTS	Each party is to be responsible for their own legal costs incurred in connection with the transaction.
VAT	VAT is not chargeable on the rent.
VIEWINGS	Strictly by appointment with the Agents:-



Dunster & Morton LLP
6 Southern Court
South Street
Reading
Berkshire
RG1 4QS

Tel: 0118 955 1700
Fax: 0118 955 1725

Email: peter.redman@dunsterandmorton.co.uk

Peter Redman, MRICS

