

TO LET
GOOD QUALITY WORKSHOP PREMISES
CLOSE TO TOWN CENTRE

897ft² (83m²)



GROUND FLOOR WORKSHOP/STORE
BUILDING L014
LONDON ROAD
READING
BERKSHIRE RG1 5AQ

LOCATION

The premises are located close to the junction of London Road and Redlands Road, a short distance from the hospital and less than half a mile from Reading town centre. The workshop/store is in reasonable decorative order and is situated in an attractive environment with the benefit of adjacent permit parking being separately available close to the building, if required.

The premises are close to the town centre, where all usual amenities are available to include a railway station.

DESCRIPTION

The workshop comprises one single room with double loading doors at the front.

Mains electricity is connected.

ACCOMMODATION

The workshop is arranged as a single store of approximately 897ft² [83m²].

TERMS

The workshop/store is available by way of a new lease on flexible terms to be agreed to be excluded from the security of tenure provisions of The Landlord and Tenant Act 1954.

RENT

£8,000 per annum (on an Internal Repairing basis).
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 937 3727.

LEGAL COSTS

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

VAT

VAT is not chargeable on the rent.

VIEWINGS

Strictly by appointment with the Agents:-



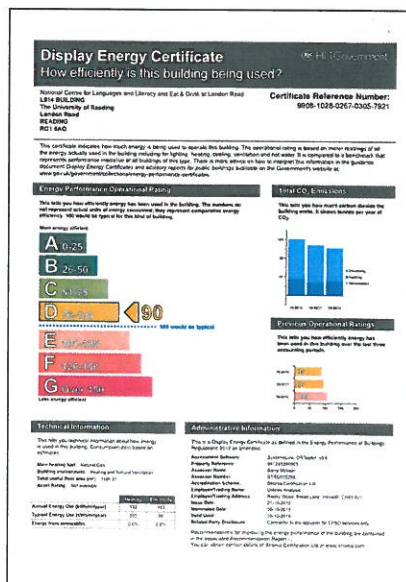
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SUBJECT TO CONTRACT

September 2019

