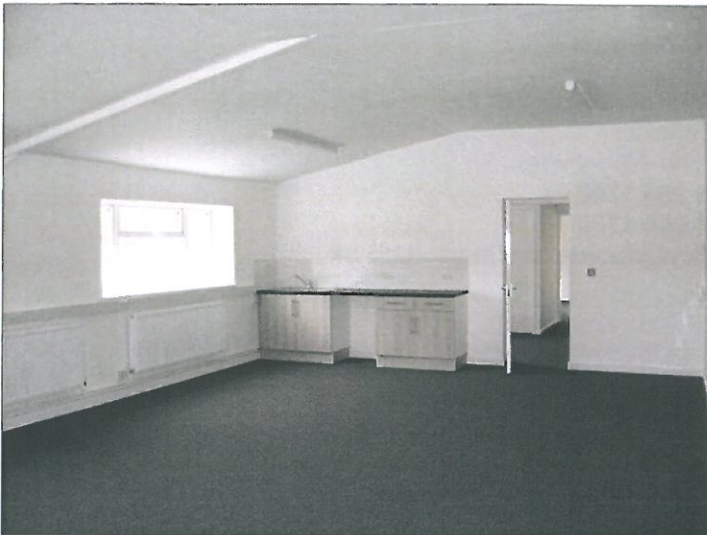


TO LET

OFFICE AND STORAGE PREMISES SOUTH OF M4, NEAR READING



LOCATION

The property is situated approximately 4 miles south of Reading town centre forming part of a site of converted farm buildings in a semi-rural location.

DESCRIPTION

The property comprises a single storey structure currently arranged as offices and storage areas.

The building is essentially arranged as 4 offices, together with a kitchenette and ladies and gents WCs.

The building has recently been refurbished internally and redecorated both internally and externally.

ACCOMMODATION

The Gross Internal Floor Area of the building is in the region of 1,339ft² [124.44m²].

TERMS

The premises are available by way of a new lease on flexible terms to be agreed. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£13,000 per annum.

LEGAL COSTS

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

VAT

VAT is not chargeable on the rent.

VIEWINGS

Strictly by appointment with the Agents:-



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