

## TO LET

### WORKSHOP/STORAGE PREMISES SOUTH OF M4, NEAR READING

<b>LOCATION</b>	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.
<b>DESCRIPTION</b>	The property comprises a single storey structure used as storage/workshop premises.  The building is essentially one open unit.
<b>ACCOMMODATION</b>	The Gross Internal Floor Area of the building is in the region of 1,151ft <sup>2</sup> [107m <sup>2</sup> ].
<b>TERMS</b>	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.
<b>RENT</b>	£4,000 per annum.
<b>LEGAL COSTS</b>	Each party will be responsible for their own legal costs incurred in connection with this transaction.
<b>VAT</b>	VAT is not chargeable on the rent.
<b>VIEWINGS</b>	Strictly by appointment with the Agents:-



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**SUBJECT TO CONTRACT**

**March 2020**