



UNIT 4 BEECH COURT

Wokingham Road Hurst Berkshire RG10 0RQ

TYPE	OFFICE
TENURE	VIRTUAL FREEHOLD
SIZE	1,572 SQ FT (146 SQ M)

KEY POINTS

- > For sale with vacant possession
- > Two story mid-terrace office unit
- > Open plan offices with fitted meeting rooms
- > Gated and private office development
- > Set within attractive landscaped grounds
- > Strong parking ratio
- > Available immediately

Location

Beech Court is situated a short distance from Hurst village on the A321 Wokingham Road with good access to the A4 Bath Road, which in turn provides links to the A329(M) and M4 motorway.

Twyford and Wokingham railway stations are within a few miles, providing excellent links to Reading and London mainline rail stations.

Description

The property comprises of a two-storey, purpose built mid terrace office unit located in the centre of Beech Court Business Estate, set within private, gated and attractive landscaped grounds.

Internally, the property comprises open plan office space over two floors with meeting rooms and WC facilities on both floors. The ground floor offers reception area and kitchenette facilities with direct access to the rear on to the manicured lawns whilst the first floor overlooks the pond and lawns to the rear and courtyard to the front aspect with additional storage cupboards.

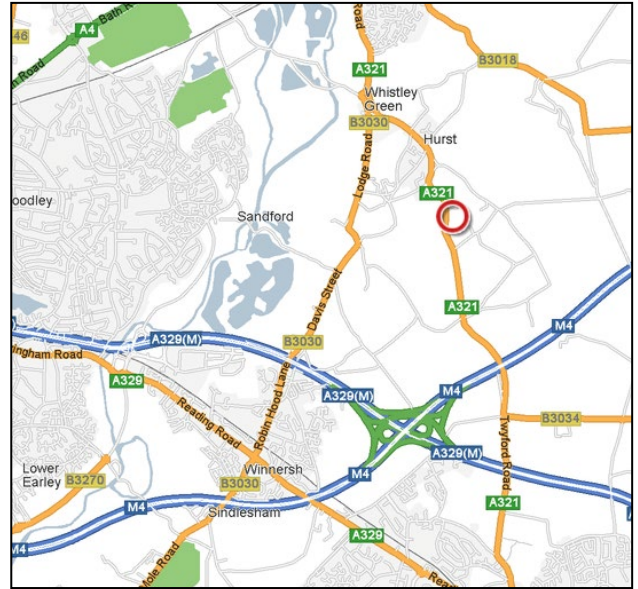
Specification

- Excellent parking
- Gated access
- Air conditioning
- Alarm
- LED lighting
- Kitchen area
- Cat 5 cabling
- External public seating and grounds

Accommodation

Approximate floor areas measured on a NIA basis:

Floor	sq m	sq ft
Ground Floor	73	786
First Floor	73	786
Total	146	1,572



Energy Performance Asset Rating

B:30

Business Rates

Rateable Value: £26,750

Terms

The virtual freehold comprising a 999-year lease from 19th April 2007. Price on application.

Legal Costs and VAT

Each party to bear their own legal costs. We understand the property is elected for VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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