



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



1st FLOOR THE HOP STORE

Theale Reading Berkshire RG7 5AJ

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	449 SQ FT (41.7 SQ M)

KEY POINTS

- > Newly refurbished office suite
- > Self contained with private entrance
- > Shared boardroom, WCs and kitchen
- > Close to many local amenities and Theale mainline railway station
- > Eligible for small business rates relief
- > Allocated car parking



Location

The property is within easy walking distance of local amenities including shops, restaurants and pubs. Theale Station is a few minutes walk away and provides regular rail services to Reading and Newbury as well as direct services to London Paddington. Junction 12 of the M4 Motorway provides excellent access to the national road network. There is also a regular bus route servicing the local area.

Description

This attractive period property within the Brewery Court development comprises a self contained first floor office suite within a two storey office building. It benefits from a board room, kitchen, storage space, and WC facilities shared with just one other tenant. Allocated car parking is available.

Specification

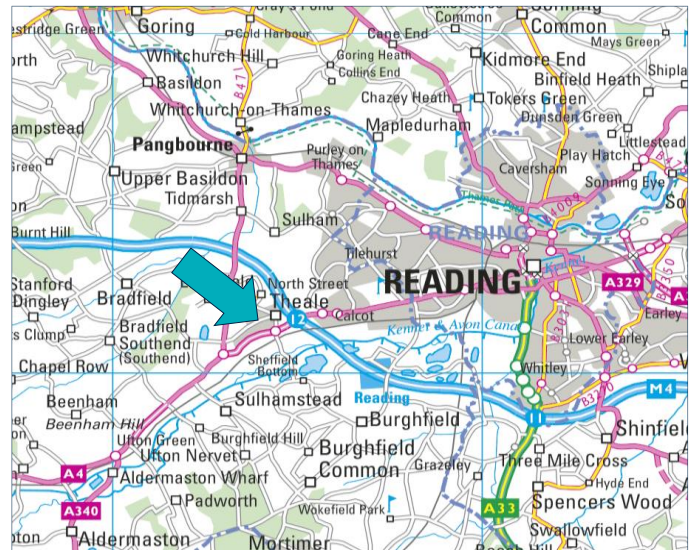
The property benefits from the following amenities;

- Air conditioning
- LED lighting
- Raised floor and floor boxes
- Gas fired central heating
- Board Room
- Kitchenette
- Male & female WC's
- Allocated car parking

Accommodation

We understand the internal area (IPMS3) of the self-contained office suite is as follows:-

Description	sq ft	sq m
First Floor Suite	449	41.7
Total	449	41.7



Energy Performance Asset Rating

EPC Rating: D:97

Business Rates 2023/24

Rateable Value: £11,250

Terms

The property is available to rent on a new lease on terms to be agreed with the landlord.

Quoting rent: £12,500 per annum

Legal Costs and VAT

Each party to bear their own legal costs.

This property is elected for VAT.

Viewing & Further Information

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



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