



## Great Pilates or Health and Wellbeing Premises opportunity

### **Suite 2**

The Pavilion, Holme Park, Sonning,  
RG4 6SX

D1 (Non Residential Institutions),  
Leisure, Office

## **TO LET**

**1,087 sq ft**  
(100.99 sq m)

- Semi rural location
- D1 Planning consent
- 11 Car Parking Spaces
- EV Charging Points

# Suite 2, The Pavilion, Holme Park, Sonning, RG4 6SX

## Summary

<b>Available Size</b>	1,087 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£7,859.25 per annum
<b>Rateable Value</b>	£15,750
<b>EPC Rating</b>	A (11)

## Description

The Pavilion is new self-contained single storey building, surrounded by open space, sports clubs and schools, with private on-site parking. Suite 2 benefits from suspended ceilings, LED lighting, comfort heating and cooling and video access control system. There are 11 allocated car parking spaces plus 2 disabled and 2 EV charging point spaces.

## Location

Set in an idyllic location benefitting from convenient transport links and in close proximity to the A4, and a short drive to the A329 (M). The Pavilion is 1.6 miles from Earley Train Station.

## Accommodation

Name	sq ft	sq m
Ground - Suite 2	1,087	100.99

## Viewings

By prior arrangement with the agents.

## Terms

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord. A service charge will be payable.

## Business Rates

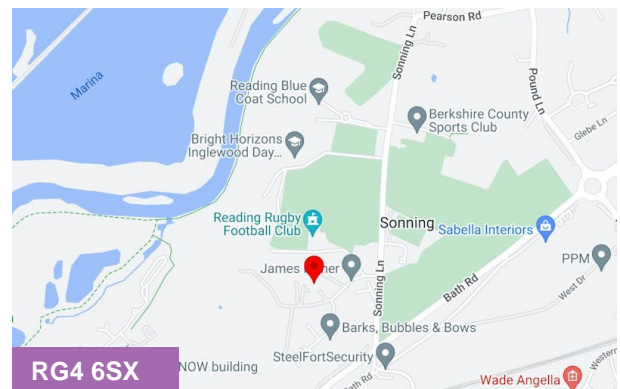
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT, which may be chargeable.



## Viewing & Further Information



### Sophie Holmes

01628439006 | 07763 565056

sophie@pagehardyharris.co.uk



### Mark Harris

01628 367439 | 07598450586

mark@pagehardyharris.co.uk

**More properties @ [pagehardyharris.co.uk](https://www.pagehardyharris.co.uk)**