



First Floor Office in Rural Business Park

14 Thurley Farm Business Units

Pump Lane, Reading, RG7 1LL

Office

TO LET

511 sq ft

(47.47 sq m)

- Self Contained Office with Open Space and Meeting Room
- Generous Parking
- Kitchenette & WC
- Secure Business Park
- Easy Access to J10 of M4 and M3 at Hook

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Summary

Available Size	511 sq ft
Rent	£7,500.00 per sq ft
Rates Payable	£1,497 per annum from April 2023.
Rateable Value	£3,000
Service Charge	£240 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (109)

Description

This self-contained office is accessed via an external staircase. The main, open plan office area leads through to a meeting room/partitioned office to the rear. There is a small kitchenette and WC.

This site offers excellent parking and security

Location

The property conveniently located 3 miles south of Reading Junction 11 on the M4. The nearby A33 also provides easy access southwards to the M3 at Hook or Basingstoke.

Accommodation

The accommodation comprises the following areas:

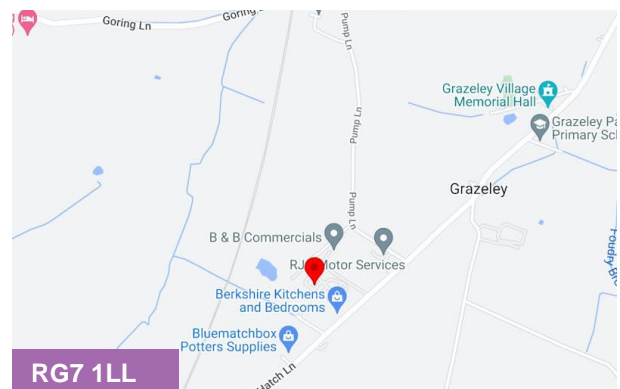
Name	sq ft	sq m
1st	511	47.47

Viewings

By Appointment with Agent only

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.



Viewing & Further Information



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