



A modern self contained office building with ample onsite parking

## 3 Waltham Court

Hare Hatch, Reading, RG10 9AA

Office

# TO LET

**1,354 to 1,471 sq ft**

(125.79 to 136.66 sq m)

- 6 On Site Parking Spaces + overflow area
- Outside Patio & Seating Area
- Fully Refurbished & Fitted Offices ready to move into
- 5 minutes drive to Twyford Crossrail Station
- Immediate Occupation

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## Summary

<b>Available Size</b>	1,354 to 1,471 sq ft
<b>Rent</b>	£25 per sq ft
<b>Rates Payable</b>	£8.70 per sq ft approx, from April 2023.
<b>Rateable Value</b>	£49,250
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	B (37)

## Description

This well-presented modern office building benefits from access to a garden and landscaped rural views. The first floor includes 4 private offices/ meeting rooms, 2 single-person booths. The ground floor benefits from two meeting rooms. Both floors have a kitchenette, LED lights, with access to communal WCs.

## Location

Conveniently located on Milley Lane, very close to the A4, in Hare Hatch, between Maidenhead & Reading. Twyford town centre & Crossrail Station is 5 minutes drive. The A404m and the national motorway net work is approx. 10 minutes drive.

## Viewings

By arrangement with the agents.

## Terms

Available on a sublease direct with the landlord.

## Business Rates

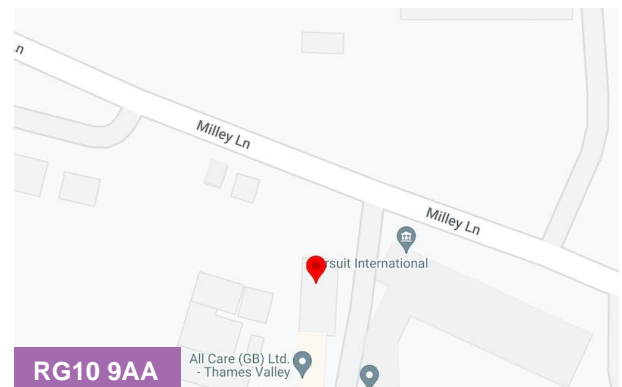
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Costs

Each party will be responsible for paying their own Legal Fees.

## VAT

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



## Viewing & Further Information



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