

Commercial Property Consultants 119 Beech Lane Earley Reading RG6 5QD

0118 987 5151

# HIGH QUALITY OFFICES TO LET

Unit 1 Horseshoe Park Pangbourne RG8 7JW

## 2230 sq ft



#### **RECENTLY REFURBISHED TO A VERY HIGH STANDARD**

Features:

Air ConditioningLED LightingHigh quality partitioning for officesModern Kitchen Break-out areaDado Perimeter Trunking for data and powerFire AlarmGas Fired Central HeatingIntruder AlarmMale and Female ToiletsDouble Loading DoorsCar Parking (reserved spaces )

#### Location

Pangbourne is a small but busy village approximately 5 miles north west of Reading. Access from the M4 is 4 miles away via Junction 12. Horseshoe Park is a small, popular Business Park, accessed from Horseshoe Road off the A329 Reading Road.

#### Accommodation:

The premises underwent an extensive refurbishment recently and is a modern well lit office with LED lighting, air conditioning, new kitchen / break out area, suspended ceiling and carpet throughout

On the ground floor is a reception area, WC's, kitchen / break out area, open plan area and individual office with glazed partitions.

The first floor has an open plan area, two individual partitioned offices, a store room and directors office / board room.

Car Parking is allocated at the front of the unit for up to 6 cars double parked.

Ground floor area 1155 sq ft First floor area 1075 sq ft Total 2230 sq ft gross internal



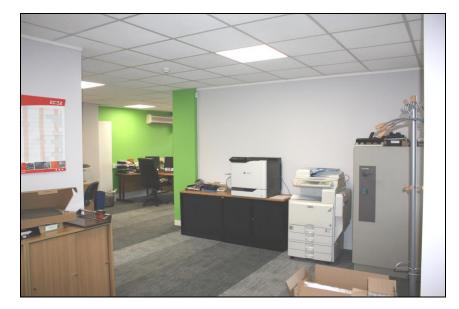
**Open Plan Ground Floor Offices** 



Ground Floor Offices



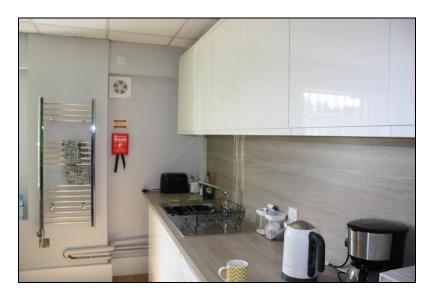
Ground floor partitioned Office



Ground Floor open plan area



### **Ground Floor Kitchen**





First Floor Office Area



Partitioned Offices in background







Director's Office / Board Room (260 sq ft)

#### Lease Terms

Available on a new lease fully repairing and insuring lease at annual exclusive rent of £23,500 pa exclusive of all other outgoings.

Rent Deposit – A deposit will be required

VAT is not currently payable on the rent or deposit.

Other Outgoings :

#### **Business Rates**

Further information upon request. Small Business Rate relief may be available to qualifying businesses

#### Service Charge

Raised for management of the estate, landscape upkeep, out of hours security etc £760plus VAT per quarter

#### **Buildings Insurance**

£730 pa approx

EPC TBC

**Legal Costs**: The ingoing tenant to make a contribution toward the preparation of the new lease.

#### All Enquiries and Viewing Arrangements please contact Tim Brailli 0118 987 5151 tbrailli@talk21.com

Subject To Contract None of the services within the premises have been tested and no warranty is given as to their working condition

2022