



## **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](mailto: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