

Offices



TO LET

RENT

£14,080 per annum

(Inclusive rental figure)

KEY FACTS

- Prominent village location
- First floor offices
- Recently refurbished
- Air Conditioning
- Category II lighting
- Male and Female WCs

Pangbourne – The Old Breedon School, 8-10 Reading Road, RG8 7LY

1 st Floor Offices	sq.ft	sq.m
Suite 2	220	20.4
Suite 3	240	22.3
Total	460	42.7

FLOOR AREAS - measured on a Net Internal Basis as per the RICS Code of Measuring Practice 6th Edition. These may be subject to review in accordance with IPMS: Office Buildings 2016.

LEASE

A new Internal Repairing lease is available direct from the landlord on terms to be agreed.

FURNITURE

Office furniture to suit the occupier's requirement is available by separate negotiation.

TERMS

The annual rent is inclusive of business and water rates, property insurance, fire extinguishers, the maintenance of the alarm and door entry system and cleaning & maintenance of common parts.

The electricity supply is separately metered and along with the telephone services is paid directly by the occupier.

EPC

E111. A full certificate is available on request.

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

The property is **NOT** elected for VAT.

Transaction • Management • Performance

DESCRIPTION

The Old Breedon School comes well equipped with air conditioning/heating units, carpets, vertical louvre window blinds, individual business broadband access, Category II lighting and front door entry system. There is a shared kitchenette plus WCs.

The offices are situated on the first floor and are accessed via their own attractive ground floor entrance.

The two remaining suites are connected via an internal door but can be let separately if required.

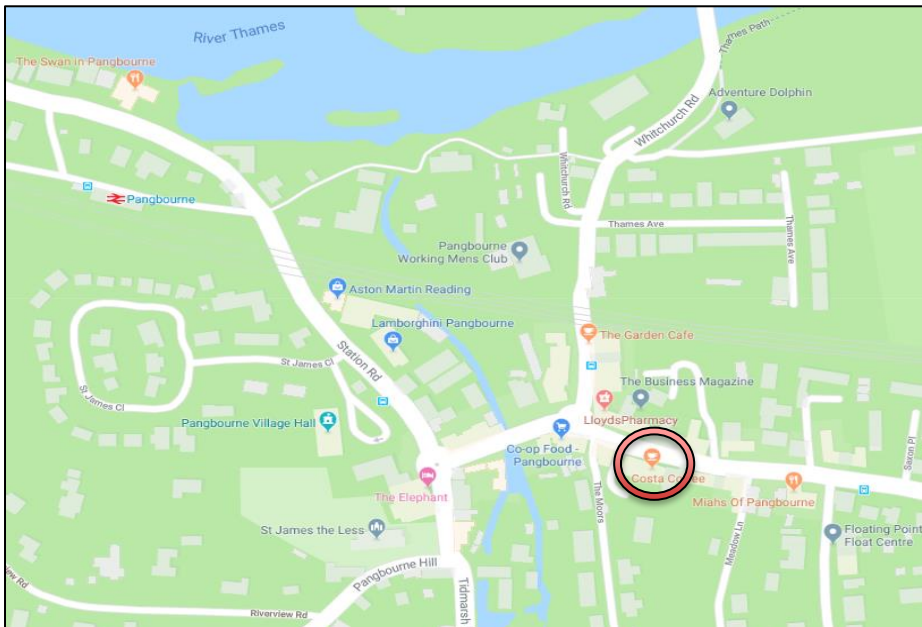


LOCATION

The premises are located in the bustling centre of Pangbourne village above Costa Coffee. Nearby traders include a range of other shops and restaurants to fulfil most requirements.

There is a 'Pay and Display' car park immediately behind the property. Additional parking facilities are available elsewhere in the village and within easy walking distance.

Pangbourne is a prosperous riverside village approximately 6 miles west of Reading town centre and also benefits from very good motorway connections, being only 5 miles from M4 Junction 12 (Theale) via A340. Pangbourne Station offers direct rail services to London Paddington, as well as local services via Reading and Oxford.



VIEWING & FURTHER INFORMATION

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LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

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