

# Offices

Hicks Baker

Commercial Property Consultants

**FREEHOLD FOR SALE**

**OFFERS IN EXCESS OF**

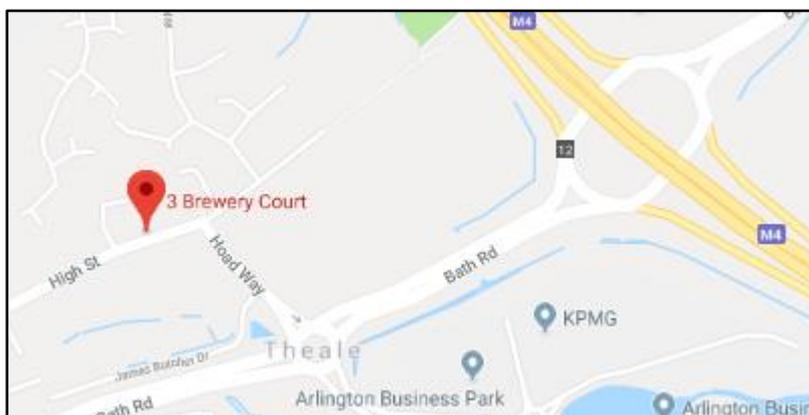
**£435,000**

## KEY FACTS

- Grade II listed building
- Good decorative order
- Gas-fired central heating
- Kitchen & WCs
- 6 private parking spaces
- Attractive courtyard location
- Walking distance to train station

## Reading – 3 Brewery Court, High Street, Theale RG7 5AJ

3 Brewery Court	sq ft	sq m
Ground floor	756	70.2
First floor	816	76.8
Total	1,572	146



## RATES

Rateable Value (2018): £21,000

Uniform Business Rate Multiplier (2018-19) 48 pence

## TENURE

Freehold

## ESTATE CHARGE

There is a small estate levy for the upkeep of the car park barrier, courtyard and garden. Further details upon request.

## EPC

Not Applicable

## LEGAL COSTS

Each party is to pay its own legal costs.

## VAT

The property is elected for VAT.

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# Transaction • Management • Performance

## DESCRIPTION

3 Brewery Court is a Grade II listed, two storey office building situated at the heart of this attractive courtyard development. The accommodation provides spacious contained office suites, storage, kitchenette and WC facilities. 6 private parking spaces are allocated in the barrier controlled courtyard. The property is immediately available with the benefit of vacant possession.

## LOCATION

Brewery Court is a courtyard office development of 13 units on Theale High Street with bags of period character. It is within easy walking distance of local facilities including pubs, restaurants, shops and a Post Office. The buildings cluster around a secluded garden and part cobbled courtyard which provides a pleasant working environment.

Theale is less than 5 miles from Reading town centre. Theale Station is an 8 minute walk with direct rail services to London Paddington. Brewery Court has excellent road communications and is only ½ mile from M4 Junction 12 (M25 29 miles; Heathrow Airport 33 miles; Central London 46 miles).



## 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](http://www.lettingbusinesspremises.co.uk)

## MISREPRESENTATIONS ACT 1967

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