

Offices



LEASEHOLD

£12,000 p.a

KEY FACTS

- Self-contained building
- 3 phase electricity
- Kitchenette & WC
- 3 private parking spaces
- Security shutters
- Also suitable for alternative uses, subject to planning



Pangbourne - Unit 7 Old Mill, 61 Reading Road, RG8 7HY

Unit 7 The Old Mill	sq ft	sq m
Ground floor	521	48.4
First floor	523	48.5
Total	1,044	96.9

RATES

Rateable Value (2018): £9,600
Uniform Business Rate Multiplier (2017-2018) 46.6 pence

TERMS

A new full repairing lease is available direct from the landlord.

ESTATE CHARGE

There is a small estate charge made by the landlord for the upkeep of the common areas. Further details upon request.

EPC

E: 114. A full certificate is available.

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

The property is elected for VAT.



Transaction • Management • Performance

DESCRIPTION

Unit 7 is a self-contained two storey office building in an attractive village location. The interior has been refitted recently and benefits from suspended ceilings and recessed cat 2 lighting. The first floor has a glass partitioned meeting room. The building has security shutters on the door and windows and an intruder alarm system. Building may be suitable for alternative uses such as storage, workshop or as light industrial space, subject to planning.

LOCATION

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

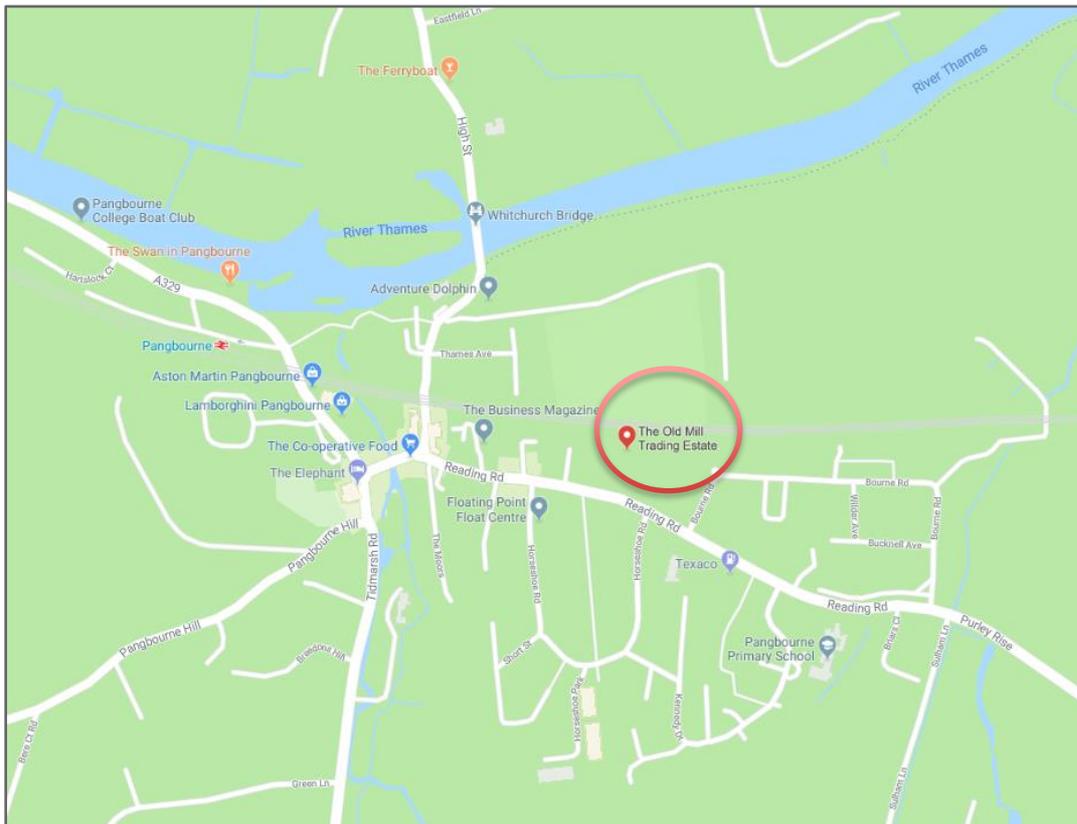
The Old Mill is a small, complex of commercial building surrounding a central courtyard which is accessed directly from Reading Road. The Property is within easy walking distance of the station and village centre which offers good local amenities including shops, banks, cafes and restaurants.

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.leasingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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