

Refurbished, period offices situated in village centre location

**2-12 Whitchurch Road
Pangbourne
Nr. Reading RG8 7BP**

To Let

From: 218 sq ft (20 sq m)

To: 4,175 sq ft (388 sq m)



Location

Pangbourne is a prosperous Thameside village, approximately 6 miles west of Reading town centre. The village also benefits from being situated within 5 miles of Junction 12 of the M4 motorway via the A4 and A340. Pangbourne's railway station is also positioned on the National Railway line between Reading and Oxford, providing regular services to each city.

Suite 4

The property is situated in the centre of the village, within walking distance of the local, shops, banks, restaurant facilities and the railway station (map overleaf).

Description

The premises comprise the upper parts of a period building and offer predominantly open plan accommodation. A variety of different floor sizes are available, as shown below.

Suite 4 provides additional storage space at mezzanine level.

Floor Areas

Measured on a net internal area basis in accordance with the

RICS Code of Measuring Practice, 6th Edition:

	sq ft	sq m
Suite 1	1,233	115
Suite 2	712	66
Suite 3	218	20
Suite 4	2,012	186
Total	4,175	388

Features

- ✓ Entryphone system
- ✓ Gas fired central heating
- ✓ Predominantly open plan offices
- ✓ Shared WC facilities
- ✓ 5/6 parking spaces
- ✓ A further 10 parking spaces maybe available, by way of a separate agreement

Lease

A new lease(s) is available, direct from the landlord

Rent

£13.50 per sq ft (£147 per sq m)

VAT

The property is elected for VAT.

Rates

As shown on Valuation Office website. Prospective purchasers should make their own enquiries; contact West Berkshire Council on 01635 42400.

Rateable Value: £20,250

Uniform Business Rate Multiplier (2011/12): 43.3 pence

The building is currently valued as whole. The rates payable are therefore estimated at £2.10 per sq ft.

Legal Costs

Each party is to pay their own legal costs.

Viewing & Further Information

Strictly by appointment with the joint sole agents:

Jon Daniel
Daniel and Gilbert
T: 0118 984 5001
E: admin@danielandgilbert.co.uk

Richard Duncan
Hicks Baker
T: 0118 955 7086
E: r.duncan@hicksbaker.co.uk



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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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