# FOR SALE

# TWO-STOREY BUSINESS UNIT

# APPROX 1,945 SQ FT (180.6 SQM)



**1 WOODSIDE BUSINESS PARK  
WHITLEY WOOD LANE  
READING RG2 8LW**

## LOCATION

The property is conveniently located 2 minutes drive of Jct. 11 of the M4 Motorway but close to excellent shopping facilities with a Lidl and Morrisons supermarkets and B&Q DIY store within a short drive.

## DESCRIPTION

The property is an end of terrace unit with part brick, part glazed elevation under a metal clad roof. The building benefits from a good quality fit-out which comprises suspended ceiling with recessed lighting, carpeting and a mixture of ceiling and wallmounted air-conditioning cassette units.

On the ground floor there is a mixture of individual offices and the first floor is predominantly open-plan with 1 large meeting room. The unit benefits from a kitchen area and male & female WCs.

Externally there are 5 demised parking spaces immediately to the front of the building and a further 3 in the communal car park nearby.

## ACCOMMODATION (NIA)

**Ground Floor 980 sq ft  
First floor 965 sq ft  
Total 1,945 sq ft (180.6 sq m)**

## A picture containing indoor, ceiling, wall, floor Description automatically generated

## AMENITIES

* A mixture of open-plan   
  and individual offices
* Suspended ceilings
* Category 2 lighting
* Carpeting
* Male & female wc’s
* 8 car parking spaces   
  (ability to park additional cars)

## TERMS

The property is available on a freehold basis at offers in the region of £350,000.

## VAT

All prices quoted are exclusive   
of VAT where applicable.

## SERVICE CHARGE

There is a service charge payable   
to cover the maintenance of the   
common parts and roadways.

## RATES

Rateable Value £25,500 as obtained   
from the VOA Website. Current rate   
in the £ is 49.3p.

## LEGAL COSTS

Each party is to bear their own   
legal costs in this matter.

## VIEWING

Strictly by appointment through   
the sole agent Walters Commercial  
**Shaun Walters**   
M: 07764 230561   
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