# TO LET

# FIRST FLOOR OFFICE SUITE

# APPROX. 2876 SQ FT (267.2 SQ M)



**61-63 CROCKHAMWELL ROAD  
WOODLEY, READING RG5 3JP**

## LOCATION

Woodley is a thriving town with excellent access onto the A329 / M4 motorway. The entrance to the suite is opposite Waitrose and Woodley also benefits from a Lidl and a variety of retailers.

## DESCRIPTION

The property comprises a first floor office suite which is in excellent condition throughout comprising predominantly open plan space with one individual office. Also there is a small kitchen area and male and female WCs. In addition, there are 7 car parking spaces to the rear with a possibility of further spaces available off site.

## ACCOMMODATION

**1st floor 2876 sq ft 267.2 sq m**

## AMENITIES

* Predominantly open plan space
* Suspended ceilings with recessed lighting
* Male and female wc’s
* Carpeting
* Perimeter trunking
* Natural light to front and rear

## TERMS

The office is available on a new effective full repairing and insuring lease for a term to be agreed.

## RENT

£15 per sq ft

## VAT

VAT is payable on the rent   
and service charge.

## SERVICE CHARGE

A service charge will be payable to cover the cost of the external maintenance of the building. Approximate current cost is £1160 plus VAT.

## BUILDING INSURANCE

The current annual proportion of building insurance for this floor is £476.

## BUSINESS RATES

Description in the list is offices and premises. Rateable value; £42,500 as indicated on the VOA website

## 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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