

# HATCH GATE FARM

MILL LANE | SINDLESHAM | RG41 5DF

**1,594–5,784 SQ FT**

148–537 SQ M

## TO LET

Character offices completed to a high specification with a parking ratio of 1 space: 160 sq ft approx





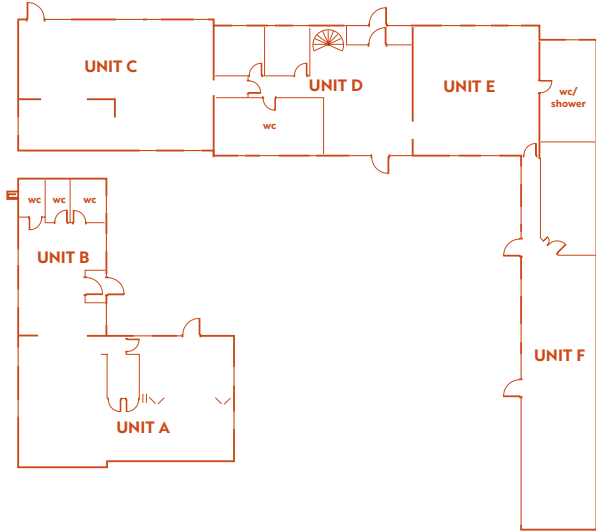
- Part air conditioning
- Category 11 lighting
- Raised Floor
- Parking for approximately 41 cars

### DESCRIPTION

The property is a character barn conversion which provides high quality modern office accommodation. There is a courtyard garden fronting Mill Lane with excellent on-site parking to the rear of the property.

### ACCOMMODATION

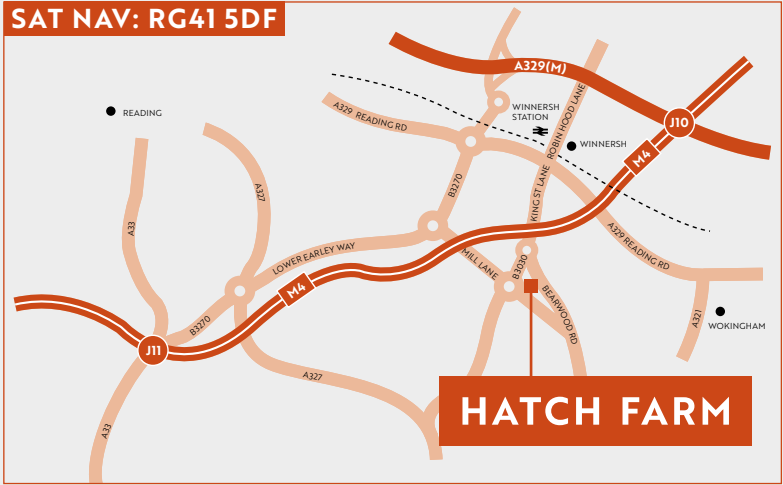
	sq ft	sq m
Units A & B	1,594	148
Units C, D, E & F	4190	389
<b>Total</b>	<b>5,784</b>	<b>537</b>



### LOCATION

The property is situated within Sindlesham which is located between Wokingham and Reading. Sindlesham is approximately 1.3 miles from the A329M spur road, which provides direct access to Junction 10 of the M4 motorway. Local amenities include Reading Moat House Hotel (conference facilities / pub / restaurant), Nirvana Spa (leisure) and Sainsbury's supermarket, all of which are within 1 mile of the property.

### SAT NAV: RG41 5DF



### RENT

Upon application.

### RATES

We recommend interested parties contact Wokingham Borough Council for confirmation of business rates.

### LEGAL COSTS

Each party to bear their own legal costs.

### AVAILABILITY

The property is available under the terms of a new FRI sub-lease.

### SERVICE CHARGE

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### VIEWING

Strictly by appointment with the sole agents:

WALTERS

COMMERCIAL

07764 230561

walterscommercial.co.uk

**Shaun Walters**  
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