# TO LET

# Ground Floor Business Unit

# Approx 733 sq ft

# plus 431 sq ft reduced height storage



**Unit 4 Parkside Business Park**

**Woodley nr Reading RG5 4JB**

## DESCRIPTION

Unit 4 consists of a mid-terrace   
self-contained single storey property providing good quality offices with the added benefit of reduced height storage at first floor level.

## LOCATION

Woodley is a thriving town located approximately 3 miles east of Reading with excellent access to the A329/M4 motorway. Parkside business Park is conveniently located opposite Woodley shopping centre which provides local amenities including a Waitrose, several restaurants and a variety of shops.

## ACCOMMODATION

**Ground Floor 733 sq ft 68 sq m**

**1st floor 431 sq ft 40 sq m (Reduced height)**

## AMENITIES

* Redecorated throughout
* New carpet
* Kitchen
* 3 on site parking spaces

## LEASE

A new full repairing and insuring lease is to be granted for a term to be agreed.

## RENT

£20,000 per annum payable quarterly in advance.

## VAT

TBC

## SERVICE CHARGE

A service charge is payable to cover   
the maintenance of the car park and landscaping and general security duties. The current cost for unit 4 is £919 per annum.

## BUILDING INSURANCE

The current building insurance   
annual premium is £145.24p.

## 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   
E: swalters@walterscommercial.co.uk