

WALTERS

COMMERCIAL

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**TO LET**  
**SECOND FLOOR OFFICE SUITE**  
**WITH PARKING**  
**Approx 1241sq ft**



**20 School Road, Tilehurst**  
**READING RG31 5AL**

**LOCATION**

The offices are prominently positioned in Tilehurst which is approximately 3 miles west of Reading town centre and conveniently located for good local shopping facilities and Reading West rail station which is approximately 20 minutes' walk. The M4 motorway is easily accessible via junction 12 which is approximately 2.5 miles away.

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**Shaun Walters BSc MRICS**

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Registered Office:  
Victoria House, 26 Queen Victoria Street  
Reading RG1 1TG

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## DESCRIPTION

The available space is located on the top floor and comprises predominantly open plan offices in a modern building on School Road. The office suite is accessible via a separate street level entrance and has carparking to the rear. The suite has a small kitchenette and male and female toilets.

## ACCOMMODATION

**Second floor 1241 sq ft**

## AMENITIES

- Private parking to the rear
- Perimeter Trunking
- Part air-conditioning

- Kitchenette and WC's
- Carpeted
- Good natural light

## LEASE

The property is available on a new effective (via service charge) full repairing and insuring lease for a term to be agreed.

## RENT

£18,615 per annum payable quarterly in advance.

## VAT

All prices quoted are exclusive of VAT.

## SERVICE CHARGE

A service charge will be payable to cover the cost of cleaning and maintenance of the carpark and landscaping.

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### **LEGAL COSTS**

Each party is to bear their own legal costs in this matter, however should any party withdraw following solicitors being instructed the landlords abortive legal will become payable.

### **VIEWING**

**Strictly by appointment through  
the sole agent Walters Commercial  
Shaun Walters**

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