

WALTERS

COMMERCIAL

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TO LET
FIRST FLOOR OFFICE SUITE
WITH PARKING
Approx 914sq ft



3 RICHFIELD PLACE, 12 RICHFIELD AVENUE
READING RG1 8EQ

Shaun Walters BSc MRICS

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

M: 07764 230561
E: swalters@walterscommercial.co.uk
W: www.walterscommercial.co.uk



LOCATION

The property is located on a small courtyard development of offices just off Richfield Avenue. The property is just a short walk to Reading town Centre and Reading railway station which provides an excellent high-speed service to London and the West Country.

DESCRIPTION

The property is a good quality first floor office suite within a detached 2 storey building. Internally the suite is in good condition throughout providing open plan accommodation in addition to male and female toilets and a small kitchen area. The suite benefits from 3 on site parking spaces.

ACCOMMODATION

First floor

914 sq ft

TOTAL

914sq ft

AMENITIES

- Self-Contained Suite
- Suspended ceiling with recessed lighting
- 3 onsite parking spaces
- Air Conditioning
- Fully Carpeted
- 3 compartment underfloor trunking

LEASE

The property is available on a new effective full repairing and insuring lease for a term of 5 years (longer terms may be available subject to negotiation).

RENT

£15,000 per annum payable quarterly in advance.

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VAT

VAT will not be payable on the rent.

SERVICE CHARGE

A service charge will be payable to cover the cost of cleaning and maintenance of the carpark and landscaping. The current annual service charge for the first floor is approximately £850

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agent Walters Commercial

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