



TO BE REFURBISHED

TO LET

Retail Unit

930 sq.ft

(86.3 sq.m)

Shop 3, Loddon Vale Centre, Hurricane Way, Woodley, Reading, RG5 4UL

- Five minutes drive to A329M and M4 junction 10
- First floor retail premises
- Close to shops and bus services
- Current tenants: Tesco, Pizza Hut

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## Shop 3, Loddon Vale Centre, Hurricane Way, Woodley, Reading, RG5 4UL

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	930	86.3
<b>TOTAL</b>	<b>930</b>	<b>86.3</b>

### Description

The Loddon Vale Centre is a convenient and vibrant destination for local residents to shop, dine and run errands. In addition to Tesco's express, the centre offers a range of services and amenities, making it a perfect neighbourhood retail destination. The centre also features a number of office spaces, making it a great location for businesses to set up shop. With ample parking and easy accessibility, the Loddon Vale Centre is a must for anyone in the Woodley area.

### Rent

POA

### Rateable Value

£13,500

### Services

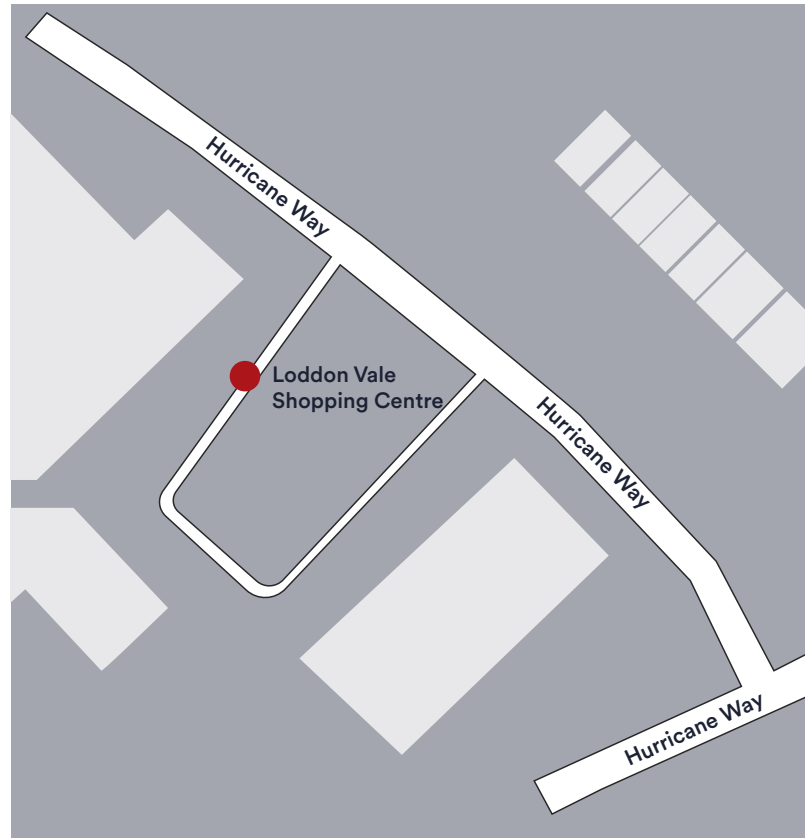
The unit has electricity and water connected.

### Energy Performance

The property has an EPC Rating of B.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



### Location - RG5 4UL

The property is well positioned off Hurricane Way in Woodley and very close to both the A329M at Winnersh Triangle to the south and the A4 to the north. Direct access can be gained to the M4 via the A329M at Jct 10.

### Viewing

Strictly via prior appointment with the appointed agent:

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**07764 230561**  
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