

WALTERS

COMMERCIAL

walterscommercial.co.uk

**TO LET**  
**SELF CONTAINED FIRST FLOOR**  
**OFFICE SUITE**  
**APPROXIMATELY 975 sq ft**



**Unit 3 Woodside Business Park**  
**Whitley Wood Lane, Reading**  
**RG2 8LW**

---

**Shaun Walters BSc MRICS**

---

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

M: 07764 230561  
E: [swalters@walterscommercial.co.uk](mailto:swalters@walterscommercial.co.uk)  
W: [www.walterscommercial.co.uk](http://www.walterscommercial.co.uk)

WALTERS

COMMERCIAL

walterscommercial.co.uk



## DESCRIPTION

The property is a mid-terraced unit with part brick, part glazed elevations under a metal clad roof. The suite benefits from a separate access on the ground floor and has a suspended ceiling, carpeting, redecoration and 4 on-site parking spaces.

## LOCATION

The property is located in an exclusive development of only 5 business units and is within 2 minutes' drive of junction 11 of the M4 motorway. There are excellent shopping facilities close by with Lidl and

Morrison supermarkets ,B&Q superstore and other well know retail outlets.

## ACCOMMODATION

First Floor            975 sq ft

## AMENITIES

Self-contained  
open plan office area  
Suspended ceiling with recessed lighting  
4 on-site parking spaces

---

**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

WALTERS

COMMERCIAL

walterscommercial.co.uk

## TERMS

The property is available on the basis of a new effective fully repairing and insuring lease for a term to be agreed.

## RENT

£18,000 per annum payable quarterly in advance.

## SERVICE CHARGE

A service charge will be payable to cover the maintenance of the external common areas to include the car park, roadway and landscaping. In addition, there will be a charge for shared building services and equipment.

## BUILDING INSURANCE

The cost of the annual building insurance for the suite is £320.16p+vat

## VAT

VAT is payable on the rent.

## LEGAL COSTS

Each party 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](mailto:swalters@walterscommercial.co.uk)

---

**Shaun Walters BSc MRICS**

---

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

M: 07764 230561  
E: [swalters@walterscommercial.co.uk](mailto:swalters@walterscommercial.co.uk)  
W: [www.walterscommercial.co.uk](http://www.walterscommercial.co.uk)