

WALTERS

COMMERCIAL

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TO LET
APPROX 1,479sq ft
First floor office suite
with Excellent Parking



Building M,15 HEADLEY ROAD
WOODLEY,READING RG5 4JB

Shaun Walters BSc MRICS

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

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DESCRIPTION

The property is a detached office building with part brick, part upper slate elevations under a flat roof. Internally the accommodation is predominantly open plan provide total flexibility. The male and female toilets are at first floor level which are shared with the ground floor occupant.

LOCATION

The property is conveniently located just a short walk from Woodley Town centre which is approximately 3 miles east of Reading centre. Woodley Town centre provides excellent local shopping facilities with a mixture of restaurants, retail units ,and a Waitrose and Lidl supermarkets. There are excellent public transport facilities to Reading centre and local train stations can be found nearby at Earley, Winnersh and Twyford together with a mainline station in Reading.

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ACCOMMODATION

Ground Floor LET
First Floor approx. 1479 sq. ft

AMENITIES

Open plan area
Good natural light
Central Heating
Carpeting

LEASE

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

RENT

£22,200 (twenty-two thousand two hundred pounds exclusive of VAT)

SERVICE CHARGE

A service charge is payable to cover the cost of maintaining the external carparking areas and landscaping to the estate. The current service charge for the first floor is £2,200 per annum

BUILDING INSURANCE

The current building insurance for the first floor is £350+vat.

FUNDING

Interested parties will need to provide 3 years audited accounts to be approved by the landlord or alternatively a 6-month rent deposit.

VAT

VAT is chargeable on the rent at the going rate.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agent Walters Commercial

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