

WALTERS

COMMERCIAL

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**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

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### 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

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## **TERMS**

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

## **RENT**

£16,000 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

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