

TO LET
INDIVIDUAL GOOD QUALITY OFFICE
APPROXIMATELY 420 SQ FT
Approximately 2 minutes drive from junction
12 of the M4 motorway



**2ND Floor ,Unit 5 Brewery Court,
High Street,Theale,
Reading RG7 5AJ**

Shaun Walters BSc MRICS



DESCRIPTION

The property comprises the entire second floor of a three-storey building. The available area comprises a large open plan room with a separate access on the ground floor .

LOCATION

Brewery Court provides an ideal business location situated just off Theale High Street and close to junction 12 of the M4 motorway. Theale High Street provides an excellent range of shops and is a short walk from Theale railway station where there is a link to Reading which in turn

provides a fast and frequent service to London Paddington and Waterloo.

ACCOMMODATION

Second Floor 420 sq ft

AMENITIES

Redecorated
Strip lighting
Carpet tiles
WC

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LEASE

The property is available on the basis of a new full repairing and insuring lease for a term of 5 years or longer if required.

RENT

£12,000 PER ANNUM which will include a share of the business rates, building insurance ,general estate charge and the reasonable use of gas, electricity and water.

VAT

VAT will be charged on all costs.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agent Walters Commercial

Shaun Walters

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