

Location

The property is situated on the southern end of Cheap Street, close to the Kennet Shopping Centre and railway station. Access is off the A339 via Cheap Street which provides a direct link to the A34 leading to Junction 13 of the M4 Motorway.

Description

The property comprises first and second floor offices with a doorway and small display window behind which is an area suitable for display purposes. On the second floor there is also a small kitchen and wc facilities.

Amenities

- **Night store central heating**
- **Laminated floor and store cupboards in the main first floor office**
- **Useful first floor landing with room for photocopier, franking machine etc**
- **A number of spotlights throughout**
- **Two car-parking spaces**

Accommodation

All measurements are in accordance with the Code of Measuring Practice (Sixth Edition).

	Sq Ft	Sq M
Ground Floor	105	9.8
First Floor	424	39.4
Second Floor	268	24.9
Total	797 sq ft	74.1 sq m

Tenure

The property is available to let by way of a new internal repairing lease, the terms of which is by negotiation at a commencing rental of £8,500 per annum exclusive of rates.

Business Rates

Rateable Value £7,300

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council as to the amount of rates payable as this property may be eligible for Small Business Rate Relief.

VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Enters

T: 01635 584188

E: pe@richardson-commercial.co.uk

March 2012.

Subject to Contract