



Chartered Surveyors &  
Commercial Property Consultants

## OFFICE / WORK SPACE

**TO LET**

**UNIT 2 HOLYBROOK FARM, BURGHELD BRIDGE  
BURGHELD, READING, RG30 3RA**

**524 SQ FT (48.68 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is situated on Burghfield Road, Reading. From the A4 proceed along Burghfield Road for approx 1 mile. Proceed over the first bridge, the property can be found on the right hand side before the next bridge.

## **DESCRIPTION**

The property sits on a small estate of similar light industrial and office units.

The property itself comprises an office/workspace constructed of block work walls that are rendered in part under a flat felt roof.

Internally the property includes concrete floor, double pedestrian doors to the front, strip lighting, a maximum eaves height of 3.12 metres, kitchen and WC facility. The property also benefits from electric heating and hot water heaters.

The property has two parking spaces. More spaces may be available subject to further charge.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>48.68</b>	<b>524</b>

## **RATING ASSESSMENT**

Rateable Value £TBA

Rates payable £TBA

The property is being separately assessed but the rates will be under small business rates relief. Those that qualify will therefore not pay any business rates

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy performance certificate can be supplied.

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £600 per month. VAT is not applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Mr Shane Prater

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