

Offices

FOR SALE / TO LET

GUIDE PRICE: £875,000

RENT: £22.00 per sq.ft.

KEY FACTS

- 12 allocated parking spaces
- Attractive setting
- Double glazed windows
- Accessible WCs
- Kitchenette
- Fluorescent lighting
- Electric heating

Reading – 3 Waltham Court, Hare Hatch, RG10 9AA

Floor Areas (approx.NIA)	sq.ft	sq.m
First Floor	1,428	132.7
Ground Floor	1,491	138.5
Total	2,919	271.2

FLOOR AREAS - measured on a Net Internal Basis as per the RICS Code of Measuring Practice 6th Edition. These may be subject to review in accordance with IPMS: Office Buildings 2016.

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

All terms are exclusive of VAT unless stated otherwise.

ESTATE CHARGE

The current estimated estates charge is circa £1.75 per sq.ft.

EPC

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RATES

Rateable Value (2017 List): £38,250

Uniform Business Rate Multiplier (2018-2019) 0.48 pence

TENURE

The property is held on a 999-year ground lease at a peppercorn rent. Alternatively, the property is available on a conventional occupational lease.



Transaction • Management • Performance

DESCRIPTION

The available space comprises a self-contained modern two-storey office building forming part of an attractive courtyard complex. The accommodation is predominantly open-plan offering a high degree of flexibility; a series of private offices/meeting rooms have been created using good quality full height glazed partitioning and there are also large kitchen area and tea point facilities on both the ground and first floors. The property benefits from an excellent parking ratio of 1:243sq.ft.

LOCATION

Waltham Court is an attractive courtyard development of self-contained, barn style properties in a semi-rural yet accessible location. Hare Hatch is just off the A4 linking Maidenhead (6.5 miles) and Reading (7 miles) which allows good road access to and from the A329M/ M4 Junction 10 and, via the A404(M) (4.5 miles), to M4 Junction 8/9 and M40 Junction 4.

Local amenities are available in the nearby village of Twyford including direct rail services to London (Paddington), Reading and Henley. Twyford train station will benefit from Crossrail (the Elizabeth Line) services from early 2020.



VIEWING & FURTHER INFORMATION

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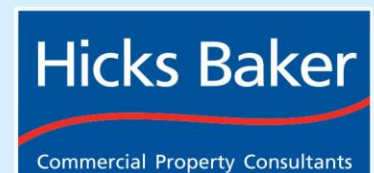
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LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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