

OFFICE TO LET



1,037 Sq. Ft. (96.40 Sq. M.)

1a Waltham Court

Milley Lane

Hare Hatch

Berkshire

RG10 9AA

kemptoncarr.co.uk | Reading office 0118 402 6893



Location

Waltham Court is located just off the A4 between Maidenhead (6.5 miles) and Reading (7 miles). The A4 provides direct access via the A404(M) (4.5 miles) from Junction 8/9 of the M4 and Junction 4 of the M40 motorways. Local amenities can be accessed in the neighbouring village of Twyford which is approximately 2 miles away.

Description

An attractive, self-contained office building on ground floor level comprising predominantly open plan space with one meeting room and kitchen area. In addition, there is useful boarded loft space for storage.

The offices benefit from good natural light, male and female toilets including a shower. There is excellent onsite parking with 5 designated parking spaces plus large communal overflow car park.

Accommodation

	Sq. Ft.	M2
TOTAL	1,037	96.4
Plus Boarded Loft Area	269	25

Approx net internal area (NIA)

Amenities

- 5 Parking Spaces
- Landscaped Gardens
- Shower and WC Facilities
- Air Con/Heating System
- Overlooking Fields
- Convenient Location Midway between Reading and Maidenhead

Terms

Rental £25,000 pax

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Service charge is estimated at £2,200 per annum. To include rubbish collection and maintenance of landscaped gardens and electric gates. Buildings insurance is estimated at £400 per annum.

The property is available on a new lease for a term to be agreed outside the Security Provisions of the Landlord & Tenant Act.

Business rates

The billing authority is Reading Borough Council

Rateable value: £15,750.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Energy Performance Rating

C-69

Viewing and further information

David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943

Maria Hoadley

maria.hoadley@kemptoncarr.co.uk

07766 364078

