

OFFICE BUILDING **TO LET**



2,372sq.ft. (220.35sq.m.) approx N.I.A.

5b Osprey Terrace

5 Ivanhoe Road

Finchampstead

RG40 4QQ

11 CAR PARKING SPACES

kemptoncarr.co.uk | Reading office 0118 4026893



Location

The property is conveniently located to the outskirts of the Hogwood Lane Estate. There are excellent road links to the nearby towns of Reading, Wokingham and Bracknell.

Description / Accommodation

A modern self-contained office building providing open plan office accommodation at ground and first floor levels.

Car parking for 11 vehicles.



Rateable Value

£20,981 - The billing authority is Wokingham Borough Council.

We suggest the amount payable is confirmed by contacting the ratings officer directly.

Terms

The property is available by way of a new full repairing and insuring lease directly from the landlord.

Rent £11.50psf per annum exclusive

An estate charge of £780 per annum is payable to Berkley Business Parks.

The insurance premium is currently £460 per annum.



Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Energy Performance Rating

C-70



Viewing and further information

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