

# OFFICE BUILDING **FOR SALE**



**2,372sq.ft. (220.35sq.m.)**

5b Osprey Terrace

5 Ivanhoe Road

**Finchampstead**

RG40 4QQ

**OWNER-OCCUPATION / INVESTMENT OPPORTUNITY**

[kemptoncarr.co.uk](http://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.

## Price

Offers are sought in the region of £400,000.

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

**Mitchell Brooks**

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