# 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 | 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**

 $\pounds 20,981$  - 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 mitchell.brooks@kemptoncarr.co.uk 07818 117021





PROPERTY CONSULTANTS

MISREPRESENTATION ACT 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and neither do they form part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. FINANCE ACT 1989: Unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transaction.