



Chartered Surveyors &
Commercial Property Consultants

OFFICES WITH LARGE CAR PARK / YARD SPACE TO LET

**UNIT 1, UFTON LANE
UFTON NERVET, READING, RG7 4HG**

APPROX 1,500 SQ FT (139.35 SQ M)



REFURBISHED SPACE

SECURE YARD, AMPLE PARKING, JUST OFF THE A4

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Ufton Lane at Ufton Nervet. The property is easily accessible from the A4 (approx 400m) and lies approximately 2 miles from Theale and Junction 12 of the M4. Reading town centre is approximately 5 miles from the property.

DESCRIPTION

The property comprises an office building set within its own grounds.

The space is fitted out with carpet to the floors, two main open plan areas plus glass directors / meeting offices, ladies and gents WC's, air conditioning and we understand a roller shutter door formerly serving part of the building is still in situ albeit above the suspended ceiling.

There is a self-contained yard constructed of palisade fencing. Within the yard area there is parking for approx 20 cars and to the front of the property further parking for approx 12 cars.

ACCOMMODATION

	Sq. M.	Sq. Ft
Total	139.35	1,500

RATING ASSESSMENT

Rateable £25,250

Rates Payable £12,599.75(2023/2024)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA.. and a score of TBA.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £25,000 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or
Email: shane@quintons.co.uk

February 24



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