



Self contained character office

6 Castle End Business Park

Ruscombe, Reading, RG10 9XQ

Office

TO LET

2,796 sq ft

(259.76 sq m)

- Attractive semi-rural location
- Outside seating
- Excellent car parking
- Recently refurbished

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Summary

Available Size	2,796 sq ft
Rent	£21.50 per sq ft
Rates Payable	£17,839.25 per annum approx, from April 2023.
Rateable Value	£35,750
EPC Rating	D (94)

Description

Unit 6 has been recently refurbished and benefits from LED lighting, new carpets and comfort cooling alongside plenty of character with exposed beams and high ceilings.

Location

Castle End Business Park set in the countryside but conveniently located between Reading and Maidenhead. The park is within easy reach of Twyford and its mainline station connecting to Reading, London Paddington and Oxford. Castle End also benefits from excellent road networks nearby being 0.6 miles to the A4 (Bath Road).

Accommodation

Name	sq ft	sq m
Unit - 6	2,796	259.76

Viewings

By arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

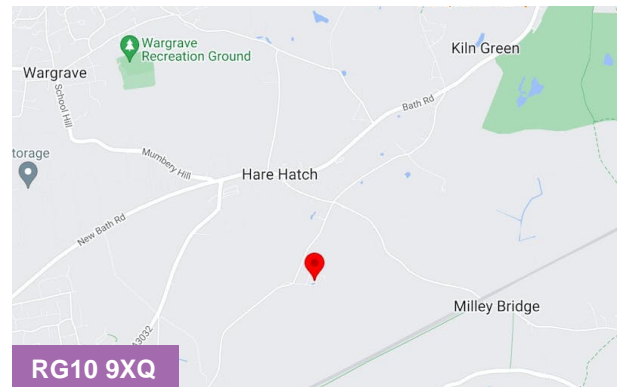
Business Rates will be payable by the tenant, directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own legal fees.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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