



A modern self contained office building with ample onsite parking

3 Waltham Court

Hare Hatch, Reading, RG10 9AA

Office

TO LET

1,354 to 1,471 sq ft

(125.79 to 136.66 sq m)

- 6 On Site Parking Spaces + overflow area
- Outside Patio & Seating Area
- Fully Refurbished & Fitted Offices ready to move into
- 5 minutes drive to Twyford Crossrail Station
- Immediate Occupation

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Summary

Available Size	1,354 to 1,471 sq ft
Rent	£25.00 per sq ft
Rates Payable	£8.70 per sq ft approx, from April 2023.
Rateable Value	£49,250
Service Charge	N/A
EPC Rating	B (37)

Description

This well-presented modern office building benefits from access to a garden and landscaped rural views. The first floor includes 4 private offices/ meeting rooms, 2 single-person booths. The ground floor benefits from two meeting rooms. Both floors have a kitchenette, LED lights, with access to communal WCs.

Location

Conveniently located on Milley Lane, very close to the A4, in Hare Hatch, between Maidenhead & Reading. Twyford town centre & Crossrail Station is 5 minutes drive. The A404m and the national motorway net work is approx. 10 minutes drive.

Viewings

By arrangement with the agents.

Terms

Available on a sublease direct with the landlord.

Business Rates

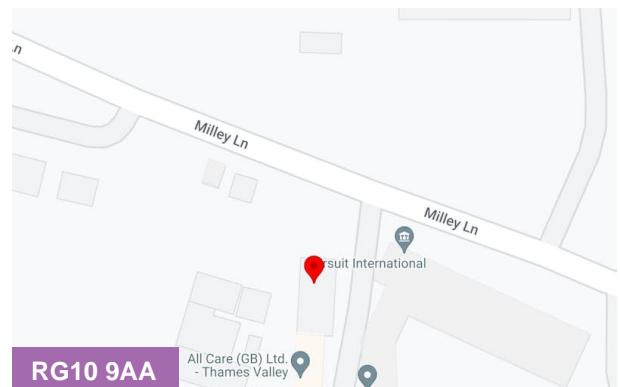
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

Each party will be responsible for paying their own Legal Fees.

VAT

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



RG10 9AA

All Care (GB) Ltd.
- Thames Valley

Viewing & Further Information



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