

TO LET
3RD FLOOR SELF-CONTAINED OFFICE SUITE
APPROX 1,320 SQ FT (122.6 SQM)



ARCHWAY HOUSE
GOSBROOK ROAD
CAVERSHAM
READING RG4 8HU

DESCRIPTION

The property is a self-contained office suite providing a mixture of open-plan and cellular offices with the benefit of a suspended ceiling with recessed lighting, redecoration and carpeting throughout. The suite also benefits from 4 parking spaces in the nearby carpark to the rear of Waitrose.



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LOCATION

The property is centrally located in Caversham which is approximately 2 miles to the north of Reading. Caversham provides an excellent range of local shops and Reading town centre is a short drive away providing a more extensive range of retail units and good communications via the refurbished Reading Station to London and the West Country.

ACCOMMODATION

Third Floor Office Suite

Male & Female Wc's & Kitchenette 1,320 sq ft

RENT

£17,160 per annum exclusive of VAT which is not chargeable.

SERVICE CHARGE

A service charge of approximately £2,000 per annum is levied to cover the cost of cleaning and maintenance of the common parts and external maintenance. The electricity consumed in the common parts is on a separate meter and is charged to the 3rd floor occupier with the right to reclaim 50% from the second floor tenant.

RATEABLE VALUE

£16,250

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

Strictly by appointment through the sole agents - Shaun Walters: 01189 023933 - email: swalters@parkinsonholt.com.