

0118 939 3333

parkinsonholt.com

**PARKINSON
HOLT**

TO LET

**MODERN OFFICES WITH PARKING
FLOOR AREA approx. 1241 sq ft.(115.2sq m)**



20 School Road ,Tilehurst READING RG31 5AL

LOCATION

The offices are prominently located in Tilehurst which is approximately 3 miles west of Reading Town Centre. Conveniently located for good local shopping facilities and Tilehurst rail station which is approximately 20 minutes' walk and the M4 motorway is easily accessible via junction 12 (approx. 2.5 miles). Also the No 17 bus provides a fast and frequent service to Reading town centre.

DESCRIPTION

The available space is located on the top floor and comprises predominantly open plan offices in a modern building on School Road. The accommodation is reached via a separate street level entrance and on-site car parking is provided in a courtyard to the rear accessed through an archway from the front of the property. The office has a small kitchenette and male and female toilets.

Important. Parkinson Holt (and their joint agents where applicable) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only, for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. All descriptions, dimensions, reference to condition, necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Parkinson Holt (and their joint agents where applicable) has any authority to make or give any representation or warranty whatsoever in relation to this property. 4. Rents or prices quoted in the above particulars may be subject to VAT in addition.

Parkinson Holt LLP, is a limited liability partnership registered in England (registered number OC366100). Our registered office is at Victoria House, 26 Queen Victoria Street, Reading, RG1 1TG where you may look at a list of members' names. If we use the term 'Partner' when referring to one of our representatives that person will either be a Member or an employee.

ACCOMMODATION

Second floor offices

1241sq ft

AMENITIES

- Private parking at the rear
- Perimeter trunking
- Flexible predominantly open plan space
- Kitchenette and WC,s
- Excellent natural light
- Part air conditioned

LEASE

The property is available on the basis of a new effective (via a service charge) full repairing and insuring lease for a term to be agreed.

RENT

£18,615 pa payable quarterly in advance.

RATES - The Government website gives the rateable value at £9,200

Small business rate relief may be available but interested parties are advised to make their own enquiries

VAT

All prices quoted are exclusive of VAT

LEGAL COSTS -

Each party to be responsible for their own proper legal costs. However should any party withdraw from this matter following solicitors being instructed then the landlords abortive legal costs will become payable.

VIEWING

Strictly through the sole agents Parkinson Holt - Shaun Walters,

Tel: 0118 9023933, mobile: 07764 230561 - email: swalters@parkinsonholt.com



