

TO LET
PART FIRST FLOOR OFFICE SUITE
APPROX. 1,086 SQ FT (101 SQM)



CHILTERN HOUSE
MARSACK STREET
CAVERSHAM RG4 5AP

DESCRIPTION

The property is part of the first floor of a two-storey building offering a refurbished offices. The offices are in good decorative order throughout and benefits from a suspended ceiling with recessed lighting, central heating to radiators and new PVC windows. The common areas which contain male and female wc's have all been refurbished to a good standard and there are excellent on-site parking facilities.



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LOCATION

The property occupies an excellent location to the north of Reading and has easy access to both Reading town centre, Henley and other nearby towns and villages. Reading town centre and the refurbished Reading Station which provides an excellent service to London, Heathrow and the west country are a short 15 minute walk away along the Thames path.

ACCOMMODATION

The part first floor offices provide a total of 1086 sq.ft. of accommodation.

AMENITIES

- Refurbished building
- Suspended ceilings
- Recessed lighting
- carpet tiles
- Excellent on-site parking

LEASE

A new effective internal repairing and insuring lease is to be granted for a term of one to three years.

RENT

£13 per sq ft exclusive

SERVICE CHARGE

A service charge will be payable to cover the rates and shared facilities in common areas which includes boiler service, heating and lighting costs, alarm, fire and access control and upkeep of the grounds and car park.

VAT

All prices are exclusive of VAT where applicable.

LEGAL COSTS

All parties are to bear their own legal costs in this matter.

VIEWING

Strictly by appointment through the sole agents: Parkinson Holt - Shaun Walters Tel: DL 01189023933, mobile 07764230561, email swalters@parkinsonholt.com