

**TO LET**  
**FIRST FLOOR OFFICE SUITE**  
**APPROX. 2876 SQ.FT. (267.2 SQ.M.)**



**61-63 CROCKHAMWELL ROAD**  
**WOODLEY**  
**READING RG5 3JP**

**LOCATION**

Woodley is a thriving town with excellent access onto the A329 / M4 motorway. The entrance to the suite is opposite Waitrose and Woodley also benefits from a Lidl and a variety of retailers.

**DESCRIPTION**

The property comprises a first floor office suite which is in excellent condition throughout comprising predominantly open plan space with one individual office. Also there is a small kitchen area and male and female wc's. In addition there are 7 car parking spaces to the rear with a possibility of further spaces available off site.



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## ACCOMMODATION

Approximate Net Internal floor areas are as follows:

**FIRST FLOOR OFFICES:**                      2876 SQ.FT.                      267.2 SQ.M.

## AMENITIES:

- Predominantly open plan space
- Suspended ceilings with recessed lighting
- Male and female wc's
- Carpeting
- Perimeter trunking
- Natural light to front and rear

## TERMS

The office is available on a new effective full repairing and insuring lease for a term to be agreed.

## RENT

£15 per sq.ft.

## VAT

VAT is payable on the rent and service charge.

## SERVICE CHARGE

A service charge will be payable to cover the cost of the external maintenance of the building. Approximate current cost is £1160 plus VAT.

## BUILDING INSURANCE

The current annual proportion of building insurance for this floor is £476.

## BUSINESS RATES

Description in the list is offices and premises  
Rateable value; £42,500 as indicated on the VOA website

**LEGAL COSTS** - Each party is to bear their own legal costs in this matter.

**VIEWING** - Strictly by appointment through the sole agents - Shaun Walters  
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