

FOR SALE

STORAGE AND OFFICES
3,100 SQ.FT. (GIA APPROX)



THE ELMWOOD BUILDING
SOUTHEND ROAD, BRADFIELD SOUTHEND
READING RG7 6EU

LOCATION

The property is located approximately 8 miles west of Reading and fronts Southend Road. There are good local facilities close by including a post office and general store. Access onto J 12 of the M4 is approximately 4 miles to the east.



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DESCRIPTION

A detached building with external rendering under a tiled roof.

FLOOR AREAS

	SQ FT	SQM
Ground floor storage and offices	1,735	161
First floor offices	1,365	139
TOTAL. (GIA approx.)	3,100	288

FEATURES

- Wall mounted convector heaters.
- Carpets.
- Double timber loading doors.
- A mix of surface mounted lighting and up lighters.
- Fitted kitchens on each floor.
- Male and female WC's on both floors.

External

- Approx. 8/10 car parking spaces subject to some double parking.

TERMS

The property is available freehold. Offers over £400,000.

RATES

As per the VOA Website: Rateable Value ground floor £7,600 and first floor £6,000. Total £13,600 producing rates payable of £6,677 for the year commencing April 2019.possible reduction if rated as one.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT.

EPC

Energy Performance Certificate E118

VIEWING & FURTHER INFORMATION

Please contact the sole agents:

Derek Gilbert at Parkinson Holt.

Tel: 0118 902 3931. M 07836 724206 email: dgilbert@parkinsonholt.com