

**TO LET**

**GROUND FLOOR OFFICE SUITE**

**1810 SQ FT (168 SQ M)**



**LODDON VALE HOUSE**

**HURRICANE WAY**

**WOODLEY**

**READING RG5 4UL**

**DESCRIPTION**

Loddon Vale House is an attractive 1980's office building with good parking provision. The suite is a ground floor office which is self-contained, benefiting from a good level of natural light with on-site parking.



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## **LOCATION**

The property is well positioned off Hurricane Way in Woodley and very close to both the A329M at Winnersh Triangle to the south and the A4 to the north. Direct access can be gained to the M4 via the A329M at Jct 10 and Woodley centre is a short drive away where a good variety of shopping facilities are available.

## **AMENITIES**

- Intercom entry system
- Kitchen
- Male & female wc's
- Good on-site parking

## **ACCOMMODATION**

We understand that the net internal floor area is as follows:

Suite A                      1,810 sq ft

**EPC** – the rating is C/D.

## **RENT**

£10.00 per sq ft.

## **SERVICE CHARGE**

A service charge is payable to cover the cost of the external maintenance and landscaping, cleaning of common parts and general repairs around the estate. The suites are heated from a communal boiler. The current service charge is as follows:

Suite A                      £4,370 per annum

## **BUILDING INSURANCE**

The current building insurance premium for the suite is £947.34p

## **VAT**

VAT is payable on the rent and service charge.

## **LEGAL COSTS**

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

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## **VIEWING**

Strictly by appointment through the sole agents – Shaun Walters – 01189 023933 or 07764 230561– email: [swalters@parkinsonholt.com](mailto:swalters@parkinsonholt.com).