

TO LET

SELF-CONTAINED OFFICE SUITE

1001 sq.ft. (93 sq.m.)



**UNIT 5 SOUTHERN COURT, SOUTH STREET READING
RG1 4QS**

LOCATION

Southern Court development of 10 purpose built office properties comprising a mixed range of accommodation over three floors. The development is located close to Reading town centre and within 10 mins. walk from Reading train station.

DESCRIPTION

The property comprises open plan ground floor office suite offering open plan work space with good natural light and on site car parking.



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ACCOMMODATION

Unit 5

Ground Floor

1001 sq.ft.

AMENITIES

- Predominantly open plan
- Carpeting
- Two on site parking spaces

TERMS

The office is available by way of a new lease on a term to be agreed. The lease is to be excluded from the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954.

RENT

£14,000

RATES

Details upon application.

SERVICE CHARGE

There is a service charge to cover the external maintenance of the building, landscaping and car park and cleaning of the common parts. Details upon application.

VAT

VAT is not payable in respect of this property

EPC

EPC rating of E.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agent Parkinson Holt, Shaun Walters
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