

FOR SALE

BUSINESS UNIT

2,619 SQ FT - 243.3 SQM



15 TRAFFORD ROAD
READING RG1 8JP

DESCRIPTION

The property comprises an end-terrace unit of steel and blockwork construction with brick elevations. The premises are self-contained with a ground floor area and first floor offices. The ground floor has been fitted to provide a number of individual rooms which were used as rehearsal studios, these can be removed and the original workshop reinstated.



First floor office

LOCATION

The property is located just north-west of the town centre just off Cardiff Road within the established Richfield Road industrial/business area. The location gives good vehicular access to Oxford and Henley to the north and Reading mainline rail station is approximately 1 mile distant.

ACCOMMODATION

Gross Internal

Ground Floor

2,078 sq ft 193.04 sq.m.

First Floor Offices

541 sq ft 50.25 sq.m.

TOTAL

2,619 sq ft 243.30 sq.m.

There is an area to the front of the building with 3 demised parking spaces although there is the ability to park additional vehicles.

PRICE

The property is available on a freehold basis at a price of £275,000.

VAT - All prices quoted are exclusive of VAT where applicable.

RATES - Rateable Value: £16,000. Rate in the £ 0.493p

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING - Strictly by appointment through the sole agents - Shaun Walters - 01189 023933
- email swalters@parkinsonholt.com, mob 07764 230561