

**TO LET**

**SELF CONTAINED FIRST FLOOR  
OFFICE SUITE  
APPROXIMATELY 975 SQ FT**

**(2 MINUTES FROM JCT11 OF THE M4 MOTORWAY)**



**3 WOODSIDE BUSINESS PARK  
WHITLEY WOOD LANE  
READING RG2 8LW**

**LOCATION**

The property is located in an exclusive development of only 5 business units and is within 2 minutes drive of Jct 11 of the M4 Motorway. There are excellent shopping facilities close by with a Lidl and Morrisons supermarket, B&Q DIY store and a number of other retail outlets. Within 2 minutes drive from the property there is a new retail development which includes car show rooms and other well known users.

**DESCRIPTION**

The property is a middle terrace unit of part brick, part glazed elevations under a metal clad roof. The building benefits from being recently refitted completely with new ceilings, carpets and redecoration providing offices at first floor level which have the benefit of a separate entrance and four on site parking spaces.

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## **ACCOMMODATION**

First Floor                      975 sq ft              90.5 sq.m.

## **AMENITIES**

- Male & Female Toilets
- Open-Plan accommodation
- Suspended Ceilings with recessed lighting
- Carpeting
- 4 on-site parking spaces

## **TERMS**

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

Terms on application.

## **RENT**

£14,200 per annum

## **VAT**

VAT is payable on the rent and service charge.

## **SERVICE CHARGE**

There is a service charge payable to cover the maintenance of the common parts and roadway and is currently £495 per annum.

**RATEABLE VALUE:** £12,500, Rate in the £ 0.491p Small business rate relief available.

## **LEGAL COSTS**

Each party are to bear their own legal costs.

**VIEWING** - Strictly by appointment through the sole agents Parkinson Holt 01189 023933 - mobile 07764 230561 , [swalters@parkinsonholt.com](mailto:swalters@parkinsonholt.com)