

FOR SALE / TO LET



**PROMINENT TWO-STOREY
WAREHOUSE / WORKSHOP / OFFICE WITH
SHOWROOM POTENTIAL**

5,060 SQ FT
(With expansion to 7,310 sq ft / 679 sq m)



**ARCHWAY HOUSE
A4 BATH ROAD
PADWORTH
Nr READING
RG7 5HR**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Archway House is prominently located on the A4 Bath Road in Padworth situated between Theale and Thatcham. Theale centre and associated amenities, together with Junction 12 of the M4 motorway, are all easily accessible whilst Aldermaston railway station offers connections with London and Newbury.

DESCRIPTION

Archway House comprises a detached, two-storey business unit constructed during the late 1970's of cavity brickwork construction under a mansard tile hung roof.

The property is split into two adjoining yet self-contained buildings, thus providing adaptable accommodation. The front vacant building provides workshop, storage, wcs and tea point on the ground floor with predominantly open-plan offices above, whilst the rear unit is let and income producing and provides the ability for a purchaser to expand in the future without the need to relocate.

ACCOMMODATION

Front Building (vacant):

Ground Floor Workshop/
Store/Showroom: 2,530 sq ft
First Floor Office: 2,530 sq ft
5,060 sq ft

Rear Unit (let):

Ground Floor Warehouse: 1,159 sq ft
First Floor Office: 1,091 sq ft
Sub total **2,250 sq ft**

Combined Total: 7,310 sq ft

TERMS

The property is offered for sale freehold with vacant possession of the front building and the benefit of the lease and rental income from the rear building. This is let for 5 years from September 2009 with a tenant break in September 2012. The passing rent is £24,000 increasing to £25,000 for the final 2 years.

Alternatively a new FRI lease on the front building is available at £8 psf.

PRICE

£595,000

VAT

The premises are not registered for VAT.

COSTS

Each party is responsible for their own legal and professional costs.

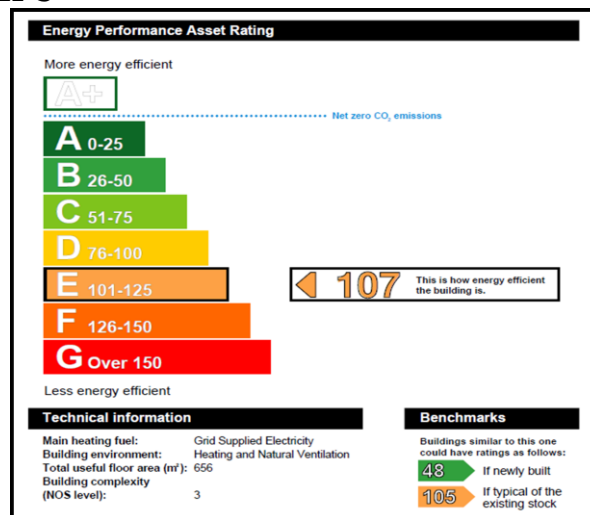
PLANNING

Interested parties are advised to make their own enquiries.

SERVICES/ HEALTH & SAFETY

We have not tested the services. Interested parties are advised to make their own enquiries and satisfy themselves concerning all health and safety issues.

EPC



VIEWING

Strictly by prior appointment with joint sole agents:

DEAL VARNEY
(01635) 550211

OR

SHARPS COMMERCIAL
(0118) 939 1600

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

Subject to Contract
Details prepared January 2012.

JV