

# TO LET



## OFFICES WITH CAR PARKING

### 845 SQ FT / 78.5 SQ M



**GROUND FLOOR FRONT  
19 READING ROAD  
PANGBOURNE  
RG8 7LR**

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

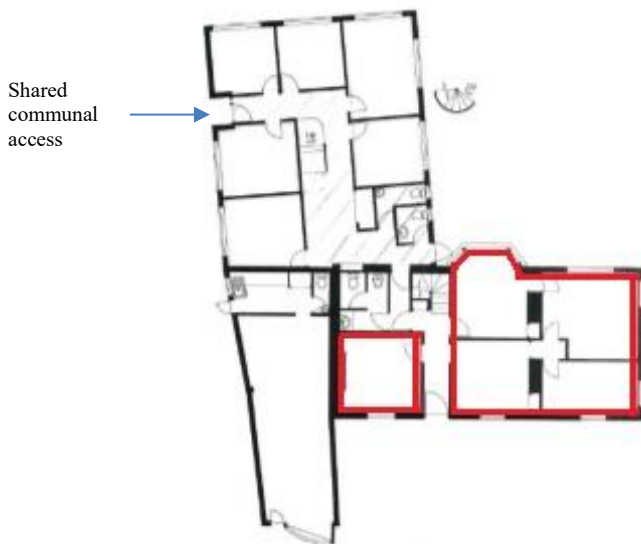
## LOCATION

Pangbourne is a prosperous Thameside village, about 5 miles north west of Reading. The village centre has a wide range of shops, cafes and other commercial facilities. The property is situated in the centre of the village in a prominent location on the main A329 Reading – Oxford Road.

## DESCRIPTION

The premises comprise 5 ground floor offices, totalling approximately 845 sq ft / 78.5 sq m. There is one room to the left of the entrance door and the remaining four in a self-contained suite to the right.

Measurements are taken on a net internal basis in accordance with the RICS Code of Measuring Practice.



The premises benefit from the following amenities;

- Carpeting/laminate flooring throughout
- Heating by electric night storage heating
- Well fitted shared kitchen
- Shared separate male and female WCs
- 2/3 car parking spaces by way of separate licence

## TERMS

The property is available on a new lease, for a term to be agreed. The lease will be on internal repairing and insuring terms with a service charge covering the cost of electricity, cleaning, repair and maintenance of common parts etc.

## RENT

£14,000 per annum.

## VAT

There is no VAT levied on the property.

## RATES

Rateable value: £9,100.00

Rates Payable: £4,577.30 - On the standard multiplier – 2020/21

Small Business Rate Relief may apply.

We recommend all interested parties make their own enquiries with West Berkshire Council to ensure this information is correct.

## EPC

The Energy Performance Certificate rating is E-107. A full copy of the EPC is available on request.

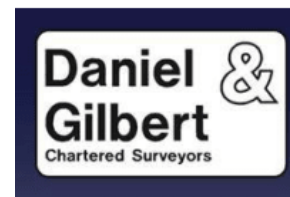
## VIEWING

Strictly by prior appointment with joint agents;



**(01635) 550211**

Or



**(0118) 984 5001**

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.commericalleasecodeew.co.uk](http://www.commericalleasecodeew.co.uk)

GAC/msw/GFF\_19ReadingRdPang  
Subject to Contract  
Details updated March 2020