

# TO LET



## OFFICES WITH CAR PARKING

460 SQ FT / 42.7 SQ M



**FIRST 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.

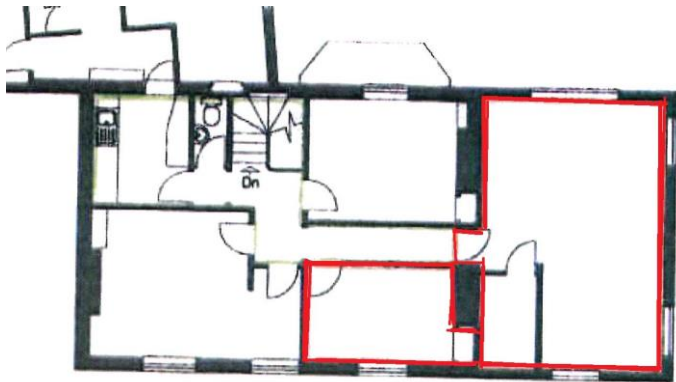
## LOCATION

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 2 first floor offices, totalling approximately 460 sq ft / 42.7 sq m.

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



The premises benefit from the following amenities;

- Carpeted flooring
- Heating by electric night storage heating
- Well fitted shared kitchen
- Shared separate male and female WCs
- 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

£8,000 per annum.

## VAT

There is no VAT levied on the property.

## RATES

The property is not currently in the rating list but we believe that an assessment would be below the threshold for Small Business Rate Relief.

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.

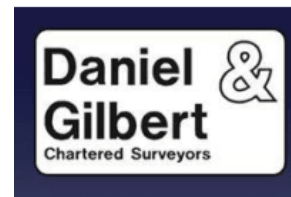
## VIEWING

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/FFF\_19ReadingRdPang  
Subject to Contract  
Details prepared June 2021