

# Offices



## FREEHOLD

£500,000 GUIDE PRICE

## LEASEHOLD

£22.50 per sq ft

## KEY FACTS

- Modern building in period style
- Good decorative order
- Gas-fired central heating
- Open plan
- Kitchenette
- WC
- 7 private parking spaces

## Reading – 8 Brewery Court, High Street, Theale RG7 5AJ

| 8 Brewery Court | sq ft        | sq m       |
|-----------------|--------------|------------|
| Ground floor    | 996          | 92         |
| First floor     | 1,087        | 101        |
| <b>Total</b>    | <b>2,082</b> | <b>193</b> |

### RATES

Rateable Value (2010 List): £24,000

Uniform Business Rate Multiplier (2016-2017) 49.7 pence

Rateable Value (2017 Draft List): £27,750

### TERMS

The freehold or a new FR&I lease is available direct from the landlord.

### ESTATE CHARGE

There is a small estate levy made by the landlord for the upkeep of the car park barrier, courtyard and garden. Further details upon request.

### EPC

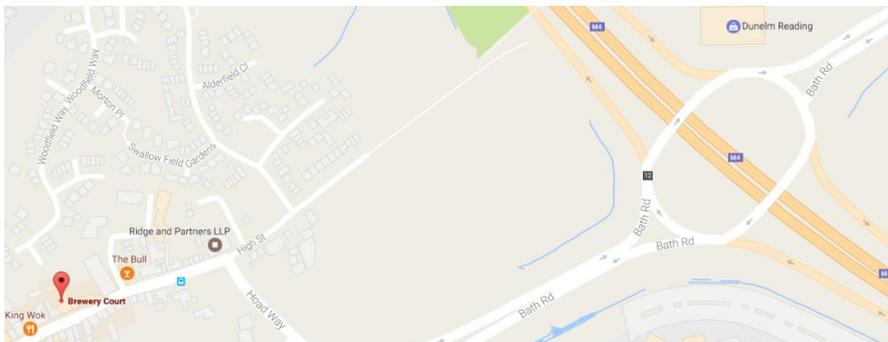
D: 84. A full certificate is available on request.

### LEGAL COSTS

Each party is to pay its own legal costs.

### VAT

The property is **not** elected for VAT.



## DESCRIPTION

8 Brewery Court is a self-contained two storey office building situated at the heart of this attractive courtyard development. Court. The accommodation is predominantly open plan with a large meeting room, private offices, storage, kitchenette and WC facilities. 7 private parking spaces are allocated in the barrier controlled courtyard. A new lease is available directly from the landlord and the property is available from April 2017.

## LOCATION

Brewery Court is a courtyard office development of 13 units on Theale High Street with bags of period character. It is within easy walking distance of local facilities including pubs, restaurants, shops and a Post Office. The buildings cluster around a secluded garden and part cobbled courtyard which provides a pleasant working environment.

Theale is less than 5 miles from Reading town centre. Theale Station is an 8 minute walk with direct rail services to London Paddington. Brewery Court has excellent road communications and is only  $\frac{1}{2}$  mile from M4 Junction 12 (M25 29 miles; Heathrow Airport 33 miles; Central London 46 miles).



## VIEWING & FURTHER INFORMATION

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### LEASE CODE

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 associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### MISREPRESENTATIONS ACT 1967

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