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Refurbished Office / Business Unit To Let

1160 sq ft to 2320 sq ft

4a and 4b Southview Park Marsack Street Caversham Reading RG4 5AF



LOCATION: Southview Park is a small estate of similar two storey business units located in Caversham, Reading.

DESCRIPTION: A ground and first floor mid terrace office / business unit available as a whole or separately in floors. Each floor has its own toilets and kitchenette. The ground floor has recently been refurbished with :

New lighting - Ceiling Tiles – Perimeter Trunking – New kitchenette.

The ground floor is mainly open plan although there is a separate office of approx 250 sq ft.

Gas fired warm air heating circulates warm air through ceiling grills.

The first floor is shortly due to be refurbished to the same standard as the ground floor

TERMS: Occupation is available under a new fully repairing and insuring under lease for a period to be agreed. The lease is to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT: £10,000 per annum per floor exclusive of all other outgoings payable quarterly in advance.

Uniform Business Rates: A new assessment will be required but our best estimate is the annual payment for each floor will be between £3250 and £3500.

SERVICE CHARGE: A service charge is raised to cover buildings insurance and the up keep of external parking areas etc. Further details of costs are being obtained.

DEPOSIT: A rent deposit may be required depending on status. Terms to be discussed

USE: B1 Offices / light industrial

LEGAL COSTS: Each side to bear their own legal costs.

VIEWING AND FURTHER INFORMATION: TIM BRAILLI 0118 987 5151

NOTE: None of the services or appliances have been tested or inspected. All prospective tenants are advised to satisfy themselves as to the correct operation of all services and facilities.