



MICHAEL KING

Commercial Property Consultants

0118 987 5151

www.michaelking.co.uk

FOR SALE

Business Unit 2400 sq ft

5 Horseshoe Park Pangbourne Berkshire RG8 7JW

First Floor Offices – Ground Floor Light Industrial / Storage



LOCATION. Pangbourne is a small but busy village approximately 5 miles north west of Reading. Access from the M4 is 4 miles away via Junction 12. Horseshoe Park is a small, modern Business Park, accessed from Horseshoe Road off the A329 Reading Road.

DESCRIPTION. The premises were built in the early 1980's and constructed of a reinforced concrete frame with brick and PVC coated corrugated steel elevations.

Unit 5 is a self contained unit with ground and first floor accommodation and a parking area at the front. It occupies a prominent position at the front of the estate.

FLOOR AREA: Ground Floor 1200 sq.ft
First Floor 1200 sq ft
Total 2400 sq ft gross approximately

AMENITIES: Male and Female Toilets
Kitchenette
Gas Fired Boiler
First Floor Office area all open plan
Ground floor currently suitable for storage /light production.

TERMS Assignment of a 999 year lease (from 1984) for the sum of
£240,000

RATEABLE VALUE: The liability for 2010/11 is in the region of £9500. **Full details should be confirmed with West Berkshire Council on 01635 42400**

SERVICE CHARGE:

External Estate Management £1091.80 pa plus VAT
Out of Hours Security £1223.64 pa plus VAT
Buildings Insurance £422.10 pa plus VAT
Ground Rent £ 50.00 pa

LEGAL COSTS: Each Side to pay their own costs

VAT: Finance Act 1989 - The terms mentioned in these particulars are exclusive of Vat.

VIEWING AND FURTHER INFORMATION: **CONTACT TIM BRAILLI**
0118 987 5151

NOTE: None of the services or facilities within the unit have been tested by Michael King Commercial and therefore no warranty is given as to their serviceability. Prospective tenants are advised to make their own independent enquiries.

SUBJECT TO CONTRACT

January 2010