

# Chilvers Page

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Reading RG1 2DE

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- New Lease available
- Two storey office
- Undergoing refurbishment
- Open plan
- Ample parking



School Road, Tilehurst RG31 5AL

£38,500 per annum

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## Location

This property is above a small shopping parade set back from the main road. Convenient for access to the A4 and Junction 12 of the M4 at Theale.

## Description

The premises comprise a two storey office building with communal entrance. The offices can be rented separately as each have a kitchenette and toilets. The property will be undergoing refurbishment to consist of new carpets, redecoration, suspended ceiling and new inset lighting

Available June 2010

## Accommodation

First Floor	1448 sq ft	135 sq m
Second Floor	1403 sq ft	130 sq m

Each floor has a kitchenette and WC's.

Total	2851 sq ft	265 sq m
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## Business Rates

The rateable value is £19,000. The rates payable are £8,778.00 combined.

## Note:

You may be able to claim Small Business Rate relief if your commercial premises has a

rateable value less than £15,000. For further information please contact your local authority office

## Lease

A new Lease is to be offered for a term agreed.

## Rent

£38,500 per annum exclusive payable quarterly in advance for both floors.

OR

£19,500 per annum for the first floor and £19,000 per annum for the second floor

## Legal Fees

Each party to bear their own legal fees and costs.

## Rent deposit

A rent deposit equating to no less than three month's rental will be required.

## Insurance

There will be a separate charge levied for buildings insurance, loss of rent cover and property owner's liability.

## Service Charge

A service charge is payable to cover the common costs of maintaining.

For further information or to arrange a viewing please contact;

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Tel; 0118 958 0656

[www.chilverspage.co.uk](http://www.chilverspage.co.uk)

[info@chilverspage.co.uk](mailto:info@chilverspage.co.uk)

Or

JonesNorrisAdams Property Consultants

Tel: 020 7491 0207

[www.jnaproperty.com](http://www.jnaproperty.com)

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**Finance Act 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991**

These details are believed to be correct as of November 2008 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

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