



UNIT 7 CHANCERYGATE BUSINESS CENTRE

Twyford Reading RG10 9LT

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	2,480 SQ FT (230.4 SQ M)

KEY POINTS

- > Modern end-terrace office / business unit
- > Self-contained
- > Reception, meeting rooms and open plan office
- > Available furnished
- > 8 no. allocated car parking spaces
- > Walking distance to Twyford Railway Station and Crossrail

Location

The premises are situated within Chancerygate Business Park, within Ruscombe Park, a short distance east of Twyford town centre. Twyford mainline railway station is a short walk from the property and provides regular high-speed services to London Paddington. Twyford is served by Junction 10 of the M4 motorway, providing easy access to London, Heathrow Airport and the national motorway network.

Description

The property comprises a modern end-terrace office / business unit of steel frame construction under a pitched roof with profile cladding. The office is accessed independently, leading into a reception with adjoining meeting rooms. The first floor provides open plan office accommodation. The property benefits from 8 no. demised car parking spaces accessed via a shared estate road.

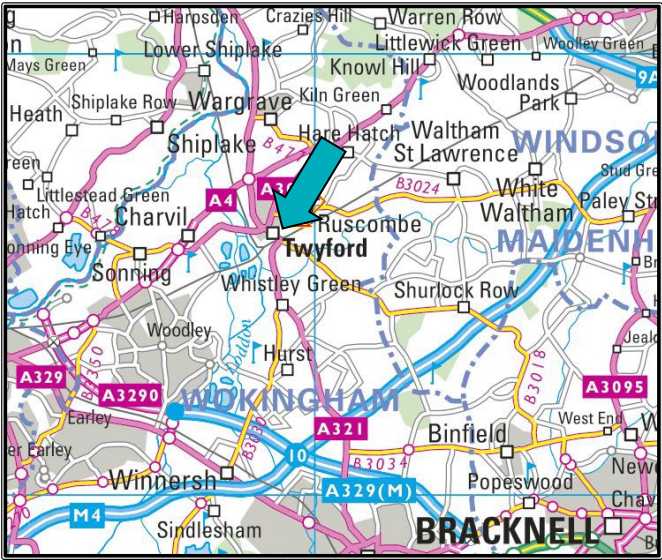
Amenities

- 8 no. allocated car parking spaces
- Air-conditioning
- LED lighting
- Suspended ceilings and raised floors
- Male/female and disabled WCs
- Double glazing

Accommodation

We understand the internal floor area (IPMS3) is as follows;

Floor	sq ft	sq m
Offices and ancillary	1,240	115.2
First floor offices	1,240	115.2
Total	2,480	230.4



Energy Performance Asset Rating

EPC Rating: TBC

Business Rates

The Rateable Value for the property is £37,500.

Legal Costs / VAT

Each party to pay their own legal costs.
We understand the property is elected for VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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