

TO LET

954 Sq.Ft. (88.63 Sq.M.)



5 London Road, Twyford, Reading, Berkshire, RG10 9EH

VILLAGE CENTRE RETAIL UNIT

- ◆ Prime Village Centre Position
- ◆ Close to Amenities
- ◆ Offices / Stores At First Floor Level
- ◆ Open-Plan Retail Accommodation At Ground Floor Level
- ◆ Full Width & Height Glazed Frontage
- ◆ Car Parking & Loading To Rear



Reading
0118 402 6893

5 LONDON ROAD, TWYFORD, READING,
BERKSHIRE, RG10 9EH

Location & Description

Twyford is well located 5 miles to the east of Reading town centre and approximately 7 miles west of Maidenhead. Twyford also benefits from being on the Elizabeth Line providing services into London.

The accommodation can be found at ground and first floor levels. The ground floor benefits from full width and height glazed frontage and open plan retail space. To the rear WC facilities, rear access and stairs leading to the first floor open plan storage/office space can be found.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor Retail and Office	564	52.4
First Floor Office	279	25.92
TOTAL (NIA)	954	88.63

Rent

£15,000 Per Annum Exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

A new Full, Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed.

Business Rates

The billing authority is Wokingham Council.

Rateable Value: £8,500

We suggest the amount, and rates payable are verified by contacting the ratings officer at Wokingham Council directly.

Legal Costs

Each part to bear their own professional and legal costs.

VAT

It is understood the properties are elected to pay VAT.

Energy Performance Rating

B-50





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