

ATTRACTIVE OFFICES TO LET



275 Sq. Ft. **(25.5** Sq. M.) approx. N.I.A.

Unit 3 Mill Farm Yard

Sonning Eye

Reading

Berkshire

RG4 6TR

kemptoncarr.co.uk | Reading office 0118 402 6893



Location

Sonning Eye is a Thames side village in the borough of Wokingham in the county of Berkshire. Reading town centre is approximately a 15 minute drive (4.4 Miles) with Henley-on-Thames being approximately 17 minute drive (7.2 miles) away.

Description

This newly refurbished office on Mill Farm consists of a self-contained suite which benefits from LED lighting, air conditioning, a kitchen and WC. There is also an outside seating area to the rear of the property.

Accommodation

	Sq. Ft.	M2
Office	275	25.5
Mezzanine	TBC	TBC

Approx net internal area (NIA)

Terms

Rental: £4,750 per annum exclusive

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

The premises are available on a new lease to be contracted outside the Security of Tenure Provisions of Landlord and Tenant Act 1954 (Part II).

Business rates

The billing authority is South Oxfordshire District Council

Rateable Value: TBC

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly. The suite will need to be reassessed.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT will be applicable to this letting

Energy Performance Rating

A-22



Viewing and further information

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