

UNIT 7 - THE PAVILIONS

Ruscombe Park, Twyford **RG10 9NN**

TO LET



10,877 SQ FT
(1,010 SQ M)

Lakeside offices set within a tranquil business park

**Lambert
Smith
Hampton**

Unit 7 - The Pavilions, Twyford RG10 9NN

Description

The Pavilions comprises nine modern two storey office buildings set amongst impressive landscaped grounds on a lakeside business park. Unit 7 is currently being refurbished and could be suitable for an office or business unit. The unit benefits from dual access, LED lighting, new air conditioning and kitchens on both floors. The property overlooks the lake and is a private self-contained unit and access could be adapted to provide roller shutter doors.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	5,439	505
First Floor	5,438	505
TOTAL (NIA)	10,877	1,010

Specification

- Use Class E
- Currently under refurbishment
- Possibility for double door/ loading
- On-site security
- On-site car parking
- Separate male, female and disabled WCs

[HTTPS://THEPAVILIONSTWYFORD.CO.UK/](https://thepavilionstwxford.co.uk/)

lsh.co.uk

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Location

Ruscombe Business Park is located on the edge of Twyford Village in a highly accessible location, a short drive to the A4 between Maidenhead and Reading. The M4 Motorway is easily reached via Junction 8/9 or the A329m link to Junction 10. A short walk to Twyford Station and amenities such as Waitrose, Costa Coffee, Tesco Express and an array of quality restaurants & pubs.

EPC

B (29)

Terms

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

Rent

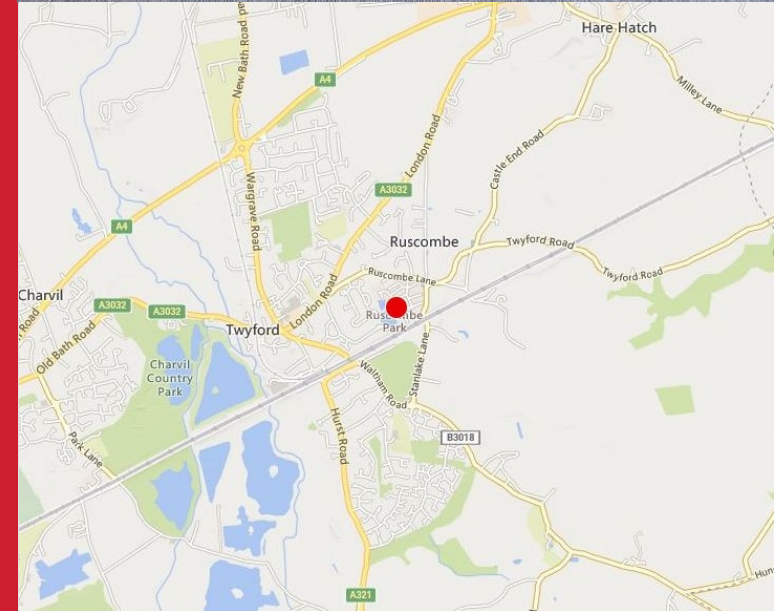
£19.50 Per Sq Ft

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



Viewings

By prior appointment only.

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