

TO LET



23 WOOD LANE

Sonning Common Reading Berkshire RG4 9SJ

TYPE	OFFICES
TENURE	LEASEHOLD
SIZE	1,107 SQ FT (103 SQ M)

KEY POINTS

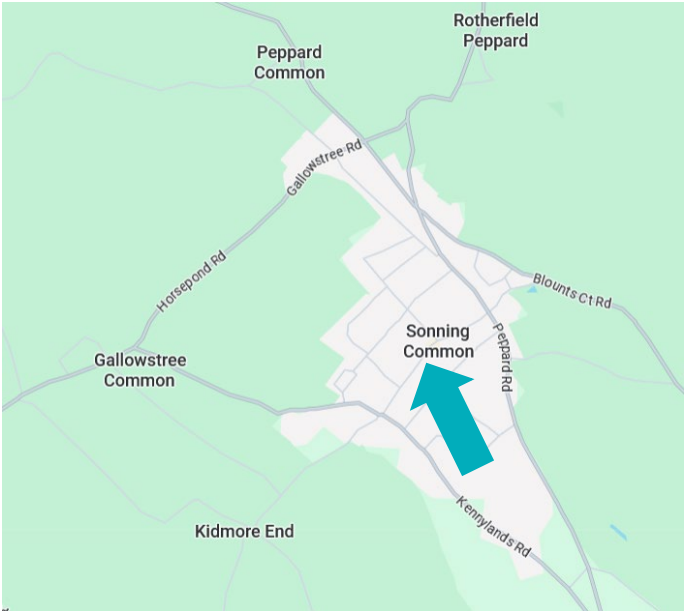
- > Detached two storey office building
- > Parking to the front and rear
- > Flexible lease terms
- > Central village location

Location

The property is situated on Wood Lane within Sonning Common approximately 5 miles to the north of Reading Town Centre off the main Peppard Road (B481).

Wood Lane forms the main high street within Sonning Common and features a number of local retailers and local amenities including: One-Stop, Somerfield, Post Office, local village hall and health center.

The A329(M) and Junction 6 of the M40 Motorway lie approximately 6 miles to the south and 13 miles to the north respectively.
what3words ///saga.cools.circular



Description

The property comprises a detached late Victorian two storey brick and slate building with open garden to the front and car parking to the front and rear. The property is arranged to provide office accommodation on the ground and first floors.

Specification

- Kitchenette and WC facilities
- Significant parking

Energy Performance Asset Rating

To be assessed.

Accommodation

We understand the Net Internal Area (NIA) is as follows;

Floor	sq ft	sq m
Ground Floor	518	54.74
First Floor	589	48.12
Total NIA	1,107	102.86

Business Rates

The Rateable Value of the property is £15,250.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and 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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