



First Floor Unit 9 The Pavilions, Ruscombe Park, Twyford RG10 9NN

TO LET

Quality offices set within a tranquil
business park

**3,068 Sq Ft
(285 Sq M)**

First Floor Unit 9 The Pavilions, Ruscombe Park, Twyford RG10 9NN

DESCRIPTION

Unit 9 The Pavilions comprises of a modern 2 storey office building, set back within a landscaped business park benefiting from excellent car parking. The office accommodation available is a comprehensively refurbished, self contained unit with lakeside views.

- ✓ Fully refurbished offices with VRF heat recovery system
- ✓ Recessed LED lighting
- ✓ Suspended ceilings and perimeter trunking
- ✓ Kitchen facilities
- ✓ On site security
- ✓ Attractive landscaped setting with parking (1:250)

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 is easily reached via Junction 8/9 or the A329M link to Junction 10. A short walk to the mainline station (Crossrail) and amenities such as Waitrose, Costa Coffee, Tesco Express and an array of restaurants & pubs.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	3,068	285
Total	3,068	285

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

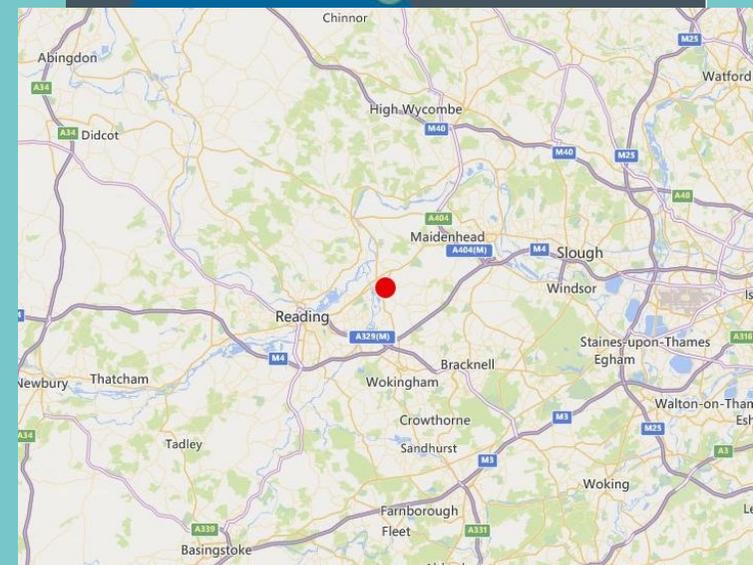
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

New leases available on terms to be agreed.

EPC

EPC rating is D-100.



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