



Chartered Surveyors &
Commercial Property Consultants

OFFICE / RETAIL SPACE

TO LET

**FIRST FLOOR, 5A THE SQUARE, PANGBOURNE
NR READING, BERKSHIRE, RG8 7AG**

398 SQ FT (36.916 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on The Square, Pangbourne accessed between Oxfam and Co-op.

DESCRIPTION

The property comprises a first floor office / retail space at the heart of Pangbourne.

Accessed from a ground floor door the self contained space comprises a room to the front and room to the rear. Also included is a kitchenette and WC.

The rooms include carpets, painted walls, LED lights, storage heaters and good natural light.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Front Office	20.392	220
Rear Office	14.886	160
Kitchenette	1.638	18
Total	36.916	398

RATING ASSESSMENT

Rateable Value £5,300

Rates Payable £2,644.70 (2024/25)

For those that qualify under small business rates relief, no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 75.

PROPOSAL

The space is available on a new lease the length of which is open to negotiation. The quoting rent is £7,500 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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June 2024

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