



Chartered Surveyors &  
Commercial Property Consultants

## **SELF CONTAINED OFFICE**

## **TO LET**

**UNIT E, FRONDS PARK, FROUDS LANE  
ALDERMASTON, READING, BERKSHIRE, RG7 4LH**

**239 SQ FT (22.2 SQ M)**



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

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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**

Fronds Park is a small development of modern purpose built offices located off Frouds Lane, just off the A4 to the east of Woolhampton. The property is approximately 6 miles from Newbury and 5 miles from Junction 12 of the M4 Motorway junction 12.

## **DESCRIPTION**

The office occupies a ground floor space within Unit E Fronds Park.

The space is open plan with door and window to the front.

The space includes:-

- \* LED Lighting
- \* Carpets
- \* Parking for 2 Cars
- \* Heating
- \* WC

## **ACCOMMODATION**

	Sq. M.	Sq. Ft.
<b>Total</b>	<b>22.2</b>	<b>239</b>

## **RATING ASSESSMENT**

Rateable Value £3,750

Rates Payable £1,871.25

For those that qualify for Small Business Rates Relief not rates will be payable.

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £200

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 78.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £3,600 per annum exclusive. VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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**VIEWING**

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
June 2024



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