

MILLGATE HOUSE

Ruscombe Lane, Ruscombe **RG10 9JT**

TO LET



12,500 SQ FT
(1,161 SQ M)

Unique Self Contained Offices in close proximity
to Twyford Station

**Lambert
Smith
Hampton**

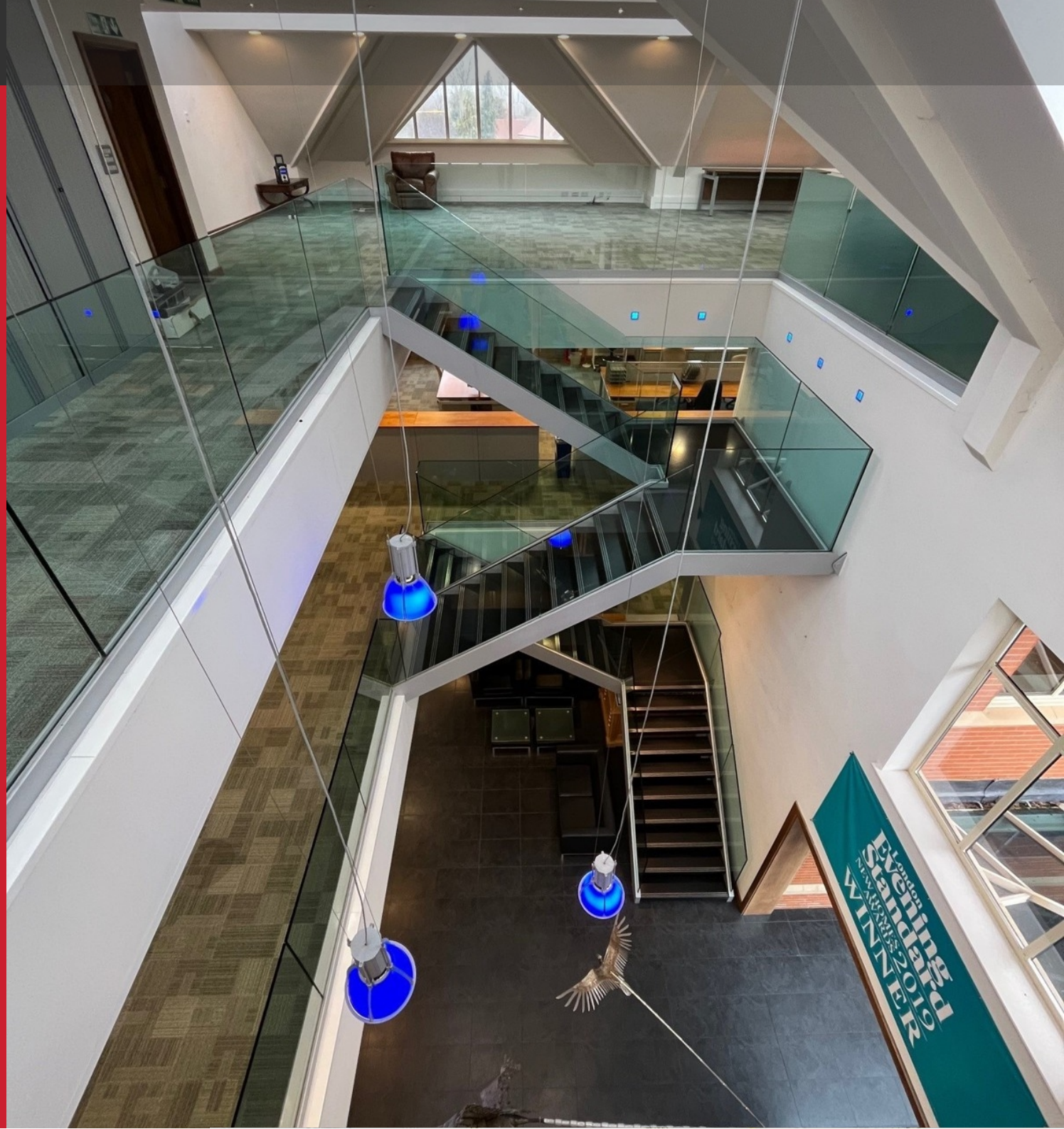
Millgate House, RG10 9JT

Description

Millgate House is due to be fully refurbished and offers a well appointed, a self-contained building in Twyford. The refurbished offices will presents c. 12,500 sq ft of availability over 3 floors with kitchens, meeting rooms and breakout areas. There are front and rear car parks which offer in excess of 30 parking spaces, the site is fenced and gated securely. The top floor is attractively vaulted and there is even a putting green at the rear!

Specification

- HQ self contained offices
- Due to be fully refurbished
- Light open plan floorplates
- Good mix of offices and meeting rooms across floors
- Over 30 parking spaces



Millgate House, RG10 9JT

Location

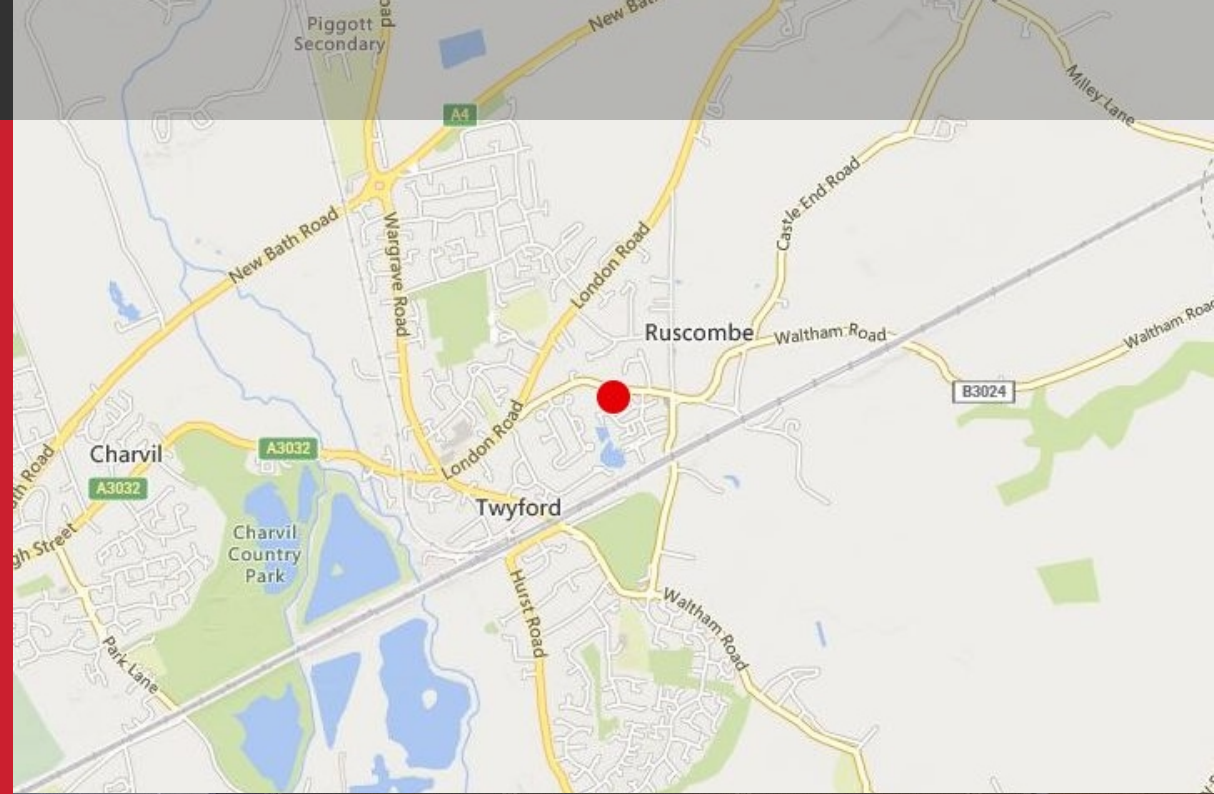
Located on the edge of Twyford Village in a highly accessible location, a short drive to the A4 between Maidenhead and Reading.

The M4 Motorway is easily reached via Junction 8/9 or the A329m link to Junction 10.

The mainline station (Elizabeth Line) and centre amenities are a short walk away.

Accommodation

	Sq Ft	Sq M
Second Floor	4,000	372
First Floor	4,000	372
Ground Floor	4,500	418
TOTAL (NIA)	12,500	1,161





Additional Information

EPC

To be updated following refurbishment.

TERMS

Leasehold terms available on application.

RENT

On Application

BUSINESS RATES

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

SERVICE CHARGE

On Application

LEGAL COSTS

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

VAT

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

VIEWINGS

Strictly by prior appointment through the sole agents.

Contact

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