

ATTRACTIVE DETACHED OFFICES - TO LET



1,512Sq. Ft. **(140.40**Sq. M.)**approx N.I.A.**

55 High Street

Twyford

Berkshire

RG10 9AJ

*****7 CAR PARKING SPACES*****

kemptoncarr.co.uk | Reading office 0118 402 6893



Location

The property is located close to the centre of Twyford village with good road access to the A4 Bath Road which, in turn, connects to the M4 either at Junction 8/9 Maidenhead or Junction 10 at Reding. Twyford provides local facilities including Waitrose supermarket and Costa Coffee. Twyford railway station is nearby with Crossrail High, providing services to London (Paddington) and Reading.

Description

Twyford Mill is an attractive detached building with office accommodation to ground and first floor level with good natural light plus basement storage. The property has the benefit of 7 car parking spaces.

Accommodation

	Sq. Ft.	M2
Ground Floor	570	53.05
First Floor	724	67.30
Basement	218	20.25
TOTAL	1,512	140.5

Approx net internal area (NIA)

Terms

Rent £28,000.00 per annum exclusive

The above rent is exclusive of business rates, service charge, insurance and utilities, and is subject to VAT.

Service charge for maintenance of the grounds is currently circa £614.20per annum.

The premises are available from May 2024 on a new full repairing and insuring lease for a term to be agreed direct from the landlord.

Business rates

The billing authority is Wokingham Borough Council

Rateable value: £22,000

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs / VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- 7 Car Parking Spaces
- Close to Twyford Centre
- Perimeter Trunking
- Air Cooling
- Male/Female and Disabled WCs
- Double Glazing
- Central Heating
- Cat 5 Cabling
- LED lighting
- Fitted Kitchen

Energy Performance Rating

C-66



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS