

READING

Caversham Court, RG4 7AD



**OFFICE / RESIDENTIAL / EDUCATION / HEALTHCARE TO LET / FOR
SALE**

2,767 SQ FT

- Residential Conversion Opportunity
- Attractive Grade II listed property
- Private courtyard
- Character features
- Approx. 6-8 car parking spaces
- Located in Caversham Court Gardens, River Thames Views

GRADE II LISTED BUILDING TO LET / LONG LEASEHOLD FOR SALE



Summary

Available Size	2,767 sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
EPC Rating	E (125)

Description

The site provides a trio of period Grade II listed red brick buildings arranged in a horseshoe to create a modest courtyard leading to a small driveway accessed from Church Road.

The main building is arranged over two storeys and positioned in the middle of the site. The space (previously offices) is finished with a mix of vinyl and carpeted flooring, painted plaster walls, perimeter trunking, electric heaters, single glazing, painted wood board ceiling and flush fluorescent lighting.

The first floor comprises of open plan office space across the entire width of the building. In addition there is a small kitchen and male and female WC's.

There are fire and intruder alarms in place.

Location

The Property is situated approximately 1.5 miles North of Reading town centre.

Located on Church Road, in the heart of Caversham, the property sits adjacent to Caversham Court Gardens along the north bank of the River Thames.

Church Road runs North West to Caversham Heath and South East to Caversham Road further connecting to the A329 allowing easy access to the A33 and J11 of the M4.

Reading mainline station offers frequent direct travel to London Paddington within 25 minutes.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - Main Building	1,811	168.25	Available
Unit - Extensions	957	88.91	Available
Total	2,768	257.16	

Viewings

Strictly by block viewing appointment through the sole agents on the following dates;

Tuesday 20th July 11:30am-1:30pm

Wednesday 28th July 2pm-4pm

Friday 30th July 10am-12pm

We will be arranging further viewings so please be in touch if you'd



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