

READING

Commerce Park, Brunel
Road, RG7 4AB



REFURBISHED; CLOSE TO RAIL STATION

OFFICE TO LET

2,145 SQ FT

- Newly refurbished offices
- Walking distance to Theale Station
- Air Conditioned
- New LED lighting
- New Kitchenettes
- Double width doors on the ground floor
- 10 Parking Spaces

High quality refurbished self contained offices. Situated on an established modern Business Park, walking distance to Theale Station.



Summary

Available Size	2,145 sq ft
Rent	£21.50 per sq ft
Rates Payable	£11.48 per sq ft
EPC Rating	Property graded as C-C

Description

Commerce Park comprises ten business units over two adjacent terraces.

The units are constructed of concrete frames with a combination of brickwork and double glazing to the front elevations.

Internally the units provide open plan flexible office accommodation over two floors. Unit 7 has been fully refurbished to an excellent standard and are available to let.

Location

The estate is situated immediately opposite Theale railway station and approximately ½ mile from Junction 12 of the M4 motorway. This provides

easy access to airports and the main national motorway network.

Theale town centre is within walking distance, and provides all local amenities.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1	3,150	292.64	Let
Unit - 2	4,524	420.29	Let
Unit - 7	2,145	199.28	Available
Total	9,819	912.21	

Specification

- Air conditioning
- LED lighting
- Perimeter trunking
- Suspended ceilings
- Gas fired central heating
- Kitchen areas
- Double width doors to ground floor

Viewings

Via Vail Williams or our Joint Sole Agents Walters Commercial.

Terms

The premises are available to rent on new leases on terms to be agreed.



Andrew Baillie
07502 233 770
abaillie@vailwilliams.com



Guy Parkes
020 3589 0050/ 0118 909 7400
07788 188 874
gparkes@vailwilliams.com



Arabella Macra
0118 909 7400
07775 862 913
amacrae@vailwill

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 23/02/2024

