

A FIRST FLOOR OFFICE SUITE SITUATED WITHIN A PLEASANT OFFICE BUILDING LOCATED ON A PROMINENT ROAD WITHIN THIS PRETTY VILLAGE

372 ft² (34.6 m²) *NO VAT*

TO LET

THE CENTRE, READING ROAD, EVERSLEY, RG27 0NB



- ▶ **Parking Available**
- ▶ **Shared Toilet and Kitchen Facilities**
- ▶ **Pleasant Offices in a Village Environment**
- ▶ **Gas Heating**
- ▶ **Inclusive Rent and Quick Occupation**
- ▶ **A Central Location Between both the M3 and M4 Motorways**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are centrally located within this pretty village, which offers a great mix of a lovely environment to work but with the rare benefit of a central location between the M3 and M4 Motorways meaning you can access the motorway network to head in all directions of the country with relative ease.

DESCRIPTION

The Centre is an attractive family owned office building with parking available, overlooking the local countryside surrounding the village to the rear of the premises. The subject office suite is ideal for two people.



ACCOMMODATION

First Floor - **Office F5** - **372 ft²** - **Set out as one large and one small area** - **£585 pcm**

LICENCE The premises are available on a new occupational one year licence agreement.

RENT The rent includes business rates, buildings insurance, water, property maintenance, cleaning, heating and lighting.

In the normal way for inclusive rents, tenant's contents insurance, telephone and data costs are excluded from the rent.

VAT Please note that VAT is NOT chargeable on the rent.

OCCUPATION TIMINGS

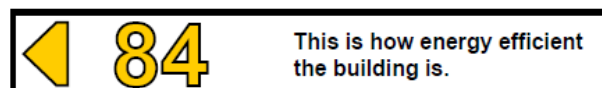
Further information on application.

LEGAL COSTS Our client will supply the tenant with their own occupational licence for signing directly.

DIRECTIONS

The Centre is located within the Centre of the village of Eversley, accessed and seen directly off of the A327 Reading to Yateley Road. The subject premises are diagonally opposite the Golden Pot Public House.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

By appointment with the **Sole Agent:**

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