



Unit 4 Thames Court

High Street, Goring on Thames, RG8 9AQ

**Modern commercial space
in a courtyard setting.
Potentially suitable for a
variety of uses (STP). LAST
SUITE REMAINING!**

1,650 sq ft
(153.29 sq m)

- Self contained commercial premises
- Attractive listed building
- Central village location
- Close to Goring train station
- Courtyard development with excellent parking provision
- Potentially suitable for a wide variety of uses.

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Summary

Available Size	1,650 sq ft
Rent	£17 per sq ft
Rates Payable	£8.10 per sq ft Approx. Subject to reassessment. Currently assessed as a single heriditament. Applicants should make their own enquiries with the charging authority.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

Thames Court provides a professional and tranquil working environment, ideal for SMEs, consultants, or regional office occupiers seeking a well-connected yet picturesque location. The available accommodation comprises a self contained commercial building within an attractive courtyard complex part of which is Grade 2 listed.

The unit enjoys excellent natural light and views over the landscaped courtyard and village centre and benefit from a modern specification and central heating. The development offers excellent parking provision in the private secure car park. It could be suitable for a variety of uses (STP).

Location

Thames Court occupies a central position in Goring, a sought-after Thames-side village with excellent local amenities. The property is a short walk from Goring & Streatley railway station, providing direct services to Reading and London Paddington via the Elizabeth Line.

Accommodation

The accommodation comprises the following areas:

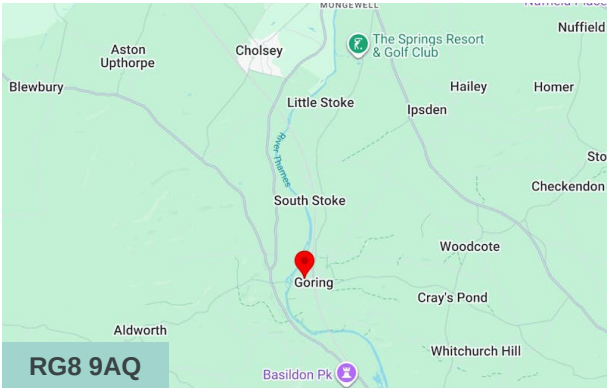
Name	sq ft	sq m	Availability
Unit - Unit 4	1,650	153.29	Available
Total	1,650	153.29	

Viewings

Strictly by appointment only with the sole agents

Terms

A new effective FRI lease/leases are available from the landlord on terms to be agreed.



Viewing & Further Information



Harry Gornall-King
01189557075 | 07738104806
h.gornall-king@hicksbaker.co.uk



Dominic Faires MRICS
07967 375962
d.faires@hicksbaker.co.uk