



10 Horseshoe Park

Pangbourne, Reading, RG8 7JW

Well appointed commercial unit on established business park.

2,396 sq ft
(222.60 sq m)

- Established location.
- W.C.
- Parking for 7 cars
- Gated estate

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Summary

Available Size	2,396 sq ft
Rent	£22,000 per annum
Price	£220,000
Business Rates	N/A
EPC Rating	B (49)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,207	112.13	Available
1st	1,189	110.46	Available
Total	2,396	222.59	

Description

Unit 10 is part of a terrace of purpose built industrial units. Most recently used as a high end bicycle shop and service centre, the unit benefits from a full mezzanine floor, shower and kitchenette. There is a gas fired central heating system and some air conditioning.

The property could suit a range of industrial/warehouse or trade counter uses but could also be adapted to provide good quality office accommodation.

Location

Horseshoe Park is located in the attractive town of Pangbourne which enjoys good road access and a railway station.

The estate is close to all the town centre amenities and Reading is within 7 miles and the M4 (Junction 12) is less than 6 miles.

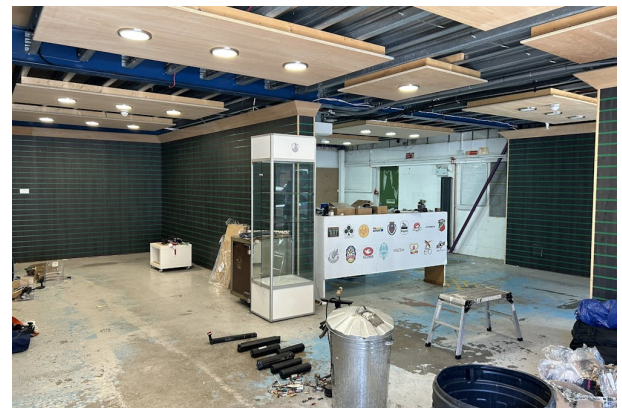
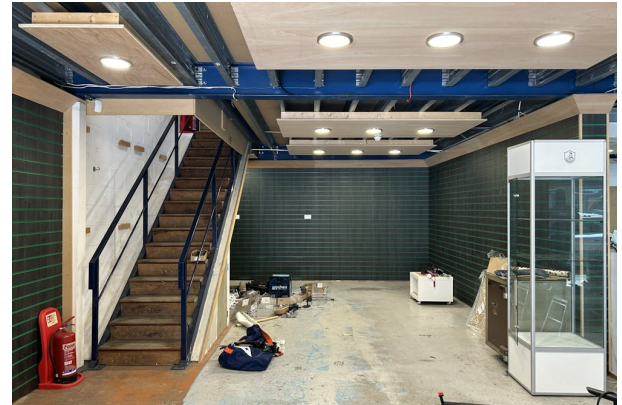
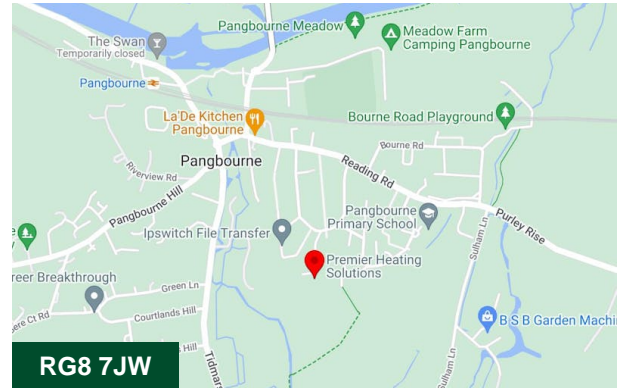
Terms

The property is available by way of a new lease. Alternatively the long leasehold interest is for sale. Further details are available from the agent.

Viewings

Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - matthew@derwenthillside.co.uk - 07950 464618



Viewing & Further Information



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