

LANSLEY

Business Sales and Commercial Agents Since 1890

Industrial, Office To Let

1,055 to 2,200 sq ft

**3A and 3B Southview Park,
Caversham, Reading, RG4 5AF**



Two storey office / light industrial premises, 2,200 sq ft in Caversham with parking. Available whole or separately.

- Approx. 2,200 sq ft (204 m²) over two floors
- Available as a whole or separate floors
- Flexible office / light industrial (Use Class E)
- Separate entrances to each floor
- Open plan layout with kitchen and WC facilities
- Located in an established commercial estate in Caversham, Reading, Berks
- New 10–20 year FRI lease available

www.lansleycommercial.co.uk/contact-us



Description

A mid-terrace two storey office / light industrial premises extending to approximately 2,200 sq ft (204 m²), situated within an established commercial estate in Caversham, Reading.

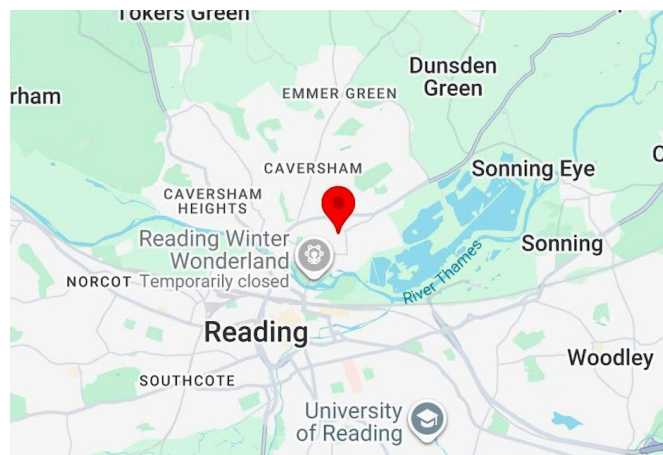
The property offers flexible open plan accommodation over ground and first floors and may be occupied as a whole or as two self-contained units, each benefiting from independent access, kitchenette and WC facilities.

The premises are well suited to a range of uses including office, studio, creative workspace or light industrial use (Use Class E). Externally, the property benefits from 2 dedicated parking spaces.

Available on a new 10, 15 or 20 year Full Repairing and Insuring lease, with rents from £1,500 per month per floor or £35,000 per annum for the whole. A service charge of £495 + VAT per quarter is payable..

Location

Southview Park is an established commercial development located off Marsack Street in Caversham, approximately 1 mile north of Reading town centre. The property benefits from good access to Reading mainline railway station, the A4074 and the wider road network, with a mix of surrounding office, light industrial and commercial occupiers, together with nearby local amenities.



Accommodation

Floor/Units	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Unit	1,055	To Let	-	-	-	Available
1st	1,108	To Let	-	-	-	Available
Total	2,163					

Viewings

Strictly by appointment through the sole agents, Lansley Commercial. Please contact us to arrange a convenient time.

Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of 10, 15 or 20 years, subject to contract. The premises may be let as a whole or as separate floors.

The property is available as seen, and a surety rent deposit will be required, subject to status. A service charge of £1,980 per annum + VAT is payable. Further terms to be agreed.

Amenities & Specifications

Total parking spaces: 3

Availability

Available Immediately

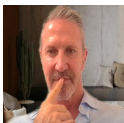
Summary

- Business rates: Unit 3a (Ground Floor): £10,500 Unit 3b (First Floor): £12,250
- Service charge: £1,980 per annum
- EPC: D (79)
- Lease: New Lease
- Terms: 10 months. 15 or 20 years an option

Contact & Viewings



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These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.

