



# 3 SCHOOL GREEN

Shinfield Reading RG2 9EE

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>FREEHOLD / LEASEHOLD</b>
<b>SIZE (GIA)</b>	<b>750 SQ FT (69.66 SQ M)</b>
<b>GUIDE PRICE</b>	<b>£275,000</b>

## KEY POINTS

- > Available immediately
- > Conversion potential (STPP)
- > Self-contained building
- > Well presented office accommodation
- > Car parking
- > Detached outbuilding
- > Eligible for business rates relief



## Location

The property is situated in the centre of Shinfield village just off Hyde End Road and close to its junction with Arborfield Road and Hollow Lane. Shinfield lies to the south of Reading and Junction 11 of the M4 motorway.

The property is within easy walking distance of local amenities including shops, restaurants, a co-operative convenience store and a post office.

## Description

The property comprises a level, rectangular-shaped site which includes a semi-detached office building, a detached outbuilding and ample space for parking.

The office building is planned over ground and first-floor level. The accommodation comprises an office, WC and a staff room/kitchenette at ground floor level. At the first-floor level, the accommodation comprises two offices and a WC. The property is well presented and in good condition throughout.

Due to the layout, design and location of the property, we feel it would lend itself to be converted into a residential property (STPP).

The outbuilding extends to approximately 420 sq. ft. and is currently being used for storage.

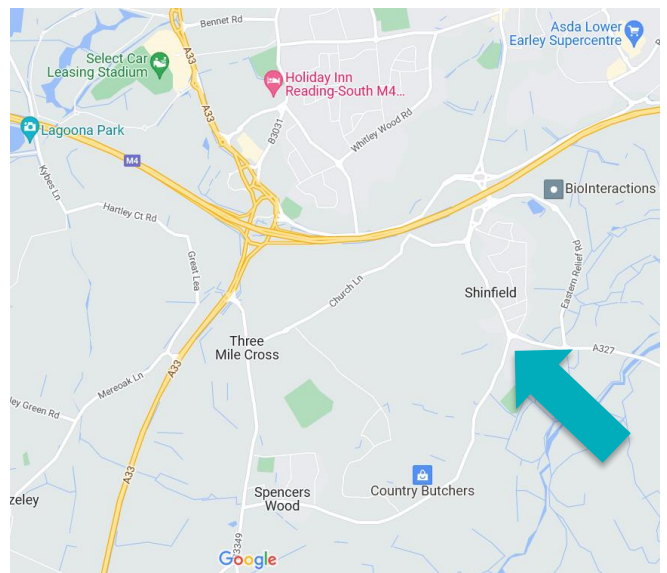
## Specification

- Well presented office space
- Kitchen
- Upstairs and downstairs WC's
- Double glazing
- Parking
- External storage space
- Outbuilding

## Terms

The property is available on a new FRI lease. Rent on Application.

Alternatively, the freehold is offered for sale by our client.



## Energy Performance Asset Rating

EPC Rating: D (84)

## Rateable Value

The Rateable Value for the property is £12,000.

## Legal Costs / VAT

Each party to bear their own legal costs.

The property is not elected for VAT.

## Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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