



10 Southview Park

Caversham, Reading, RG4 5AF

**A mid-terrace, two storey
business unit to let / may
sell.**

1,918 sq ft
(178.19 sq m)

- Good quality commercial unit
- Air conditioning
- LED lighting
- 6 parking spaces
- 16 minute walk to Reading station
- Close to Caversham village centre

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Summary

Available Size	1,918 sq ft
Rent	£14.50 per sq ft
Rates Payable	£5.07 per sq ft
Rateable Value	£19,500
Service Charge	TBC
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

Unit 10 is a self contained commercial unit. The available accommodation is spread over ground and first floor and has been maintained to a modern specification including LED lighting and Air conditioning. Both floors benefit from kitchenettes and internal partitioning creating private office/ meeting rooms. The unit is offered to let but the owner may consider sale of the freehold interest. Further details are available on request.

Location

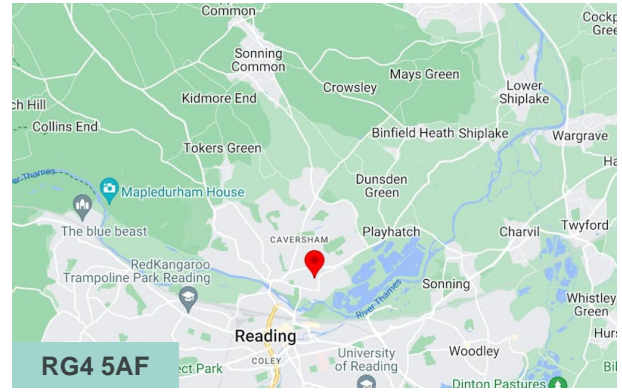
Southview Park is located just off Marsack Street and is within easy reach of both Caversham village centre and Reading. Caversham boasts an excellent array of independent food and retail outlets along with larger chains.

Reading is recognised as the 'capital' of the Thames Valley and is an established commercial centre with excellent road and public transport links. Reading Station which, following recent major infrastructure investment, is a major regional rail hub with connection to a number of major UK cities, including frequent services to London Paddington (26 minutes), London Waterloo and Gatwick Airport. Crossrail services (Elizabeth Line) to and from Reading are fully operational to London Paddington from Reading. The service will provide direct train connection to central and East London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,918	178.19	Available
Total	1,918	178.19	



Viewing & Further Information



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