LANSLEY

Business Sales and Commercial Agents Since 1890

Office To Let

£1,250 per month

1,165 to 2,360 sq ft

2 Southview Park, Caversham, Reading, RG4 5AF



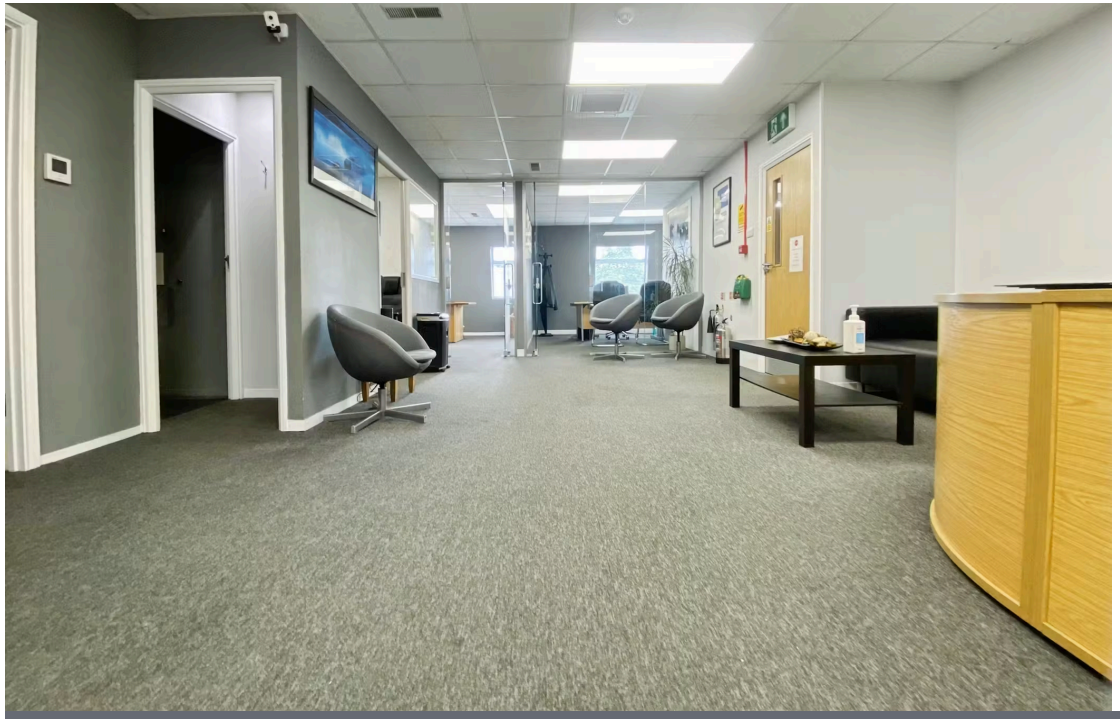


Flexible office accommodation available as a whole building or individual floors in a popular Caversham business park - Reading, Berks

- Whole Building or Individual Floors Available
- Approx. 2,360 sq ft of Flexible Office Accommodation
- Well-Presented Offices with Excellent Natural Light
- Air Conditioning, Kitchen & WC Facilities
- On-Site Parking and Excellent Road Links
- Popular Caversham Business Park Close to Reading Town Centre

www.lansleycommercial.co.uk/contact-us





Description

Situated within the established Southview Park Business Park in Caversham, this versatile office building offers approximately 2,360 sq ft of accommodation and is available either as a whole or on a floor-by-floor basis.

The ground floor (approx. 1,165 sq ft) provides predominantly open-plan accommodation together with a reception area, private office, kitchenette, WC facilities and useful storage. The layout offers an excellent opportunity for an incoming occupier to configure and personalise the space to suit their own business requirements.

The first floor (approx. 1,195 sq ft) has been finished to a high standard and provides ready-to-occupy office accommodation comprising four private offices, together with kitchen facilities, WC and storage areas. The space benefits from excellent natural light and would be ideal for professional occupiers seeking quality office accommodation requiring little or no immediate expenditure.

The property benefits from on-site parking and occupies a convenient location with excellent access to Reading town centre, Reading railway station, the A329(M) and Junction 10 of the M4 motorway.

The accommodation is available either as individual floors or as a whole building, providing excellent flexibility for businesses looking to expand or occupy self-contained office premises.

Location

Southview Park is an established business park located in the popular suburb of Caversham, just north of Reading town centre. The property enjoys excellent access to Reading railway station, the A329(M) and Junction 10 of the M4 motorway, providing convenient connections throughout the Thames Valley and into London. A wide range of shops, cafés and local amenities are also available nearby, making this an excellent location for a variety of businesses.



Summary

- Rent: £1,250 per month
- Business rates: Ground Floor - £12,250 / First Floor £7,200
- Service charge: To be confirmed
- EPC: E (101)
- Lease: New Lease
- Terms: 10 years

Further information

- View details on our website

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rent
Ground	Ground Floor	Office	1,165 sq ft	1,165	108.23	To Let	£1,25(/mon
1st	First Floor	Office	1,195 sq ft	1,195	111.02	To Let	£1,25(/mon
Total				**2,360**	**219.25**		

Viewings

Strictly by appointment through the sole agents, Lansley Commercial.

Terms

The accommodation is available either as a whole building or on a floor-by-floor basis. The ground floor is available at £15,000 per annum exclusive, the first floor at £15,000 per annum exclusive, or the entire building at £30,000 per annum exclusive. A new Full Repairing and Insuring (FRI) lease is available on flexible terms by negotiation. A three-month rent deposit will be required, subject to covenant strength. A service charge will be payable towards the maintenance and upkeep of the estate, with further details available upon request.

Utilities

If the building is let as a whole, the tenant will be responsible for all utility charges. Where the floors are let separately, sub-meters will be installed, with each occupier responsible for their own utility consumption.

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.

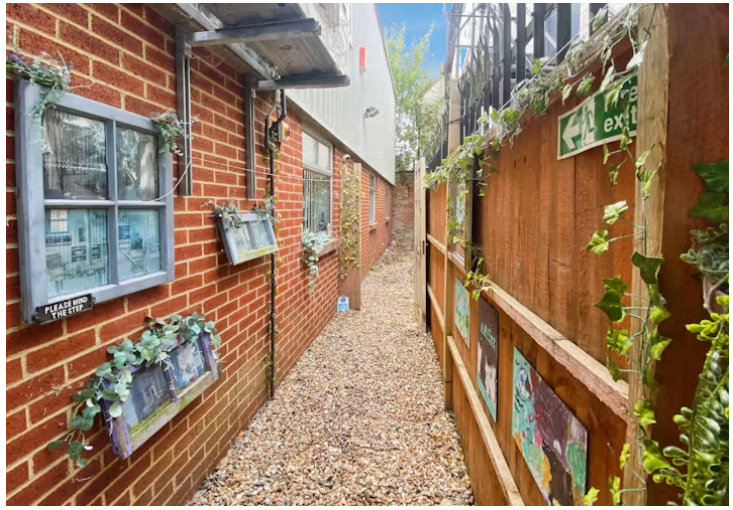
Unless otherwise stated, all figures quoted are exclusive of VAT.










PLEASE MIND THE STEP


THE 5 STEPS






Garden
Office / Room
14.96m x 7.34m
(49' 1" x 24' 1")
Office
6.76m x 4.29m
(22' 2" x 14' 1")
W.C.
Kitchen
2.3m x 1.30m
(5' 6" x 4' 3")
Ground Floor
Office
4.14m x 3.58m
(13' 7" x 11' 9")
Office
4.14m x 3.53m
(13' 7" x 11' 7")
W.C.
Store
Office
3.84m x 3.45m
(12' 7" x 11' 4")
Office
3.84m x 3.73m
(12' 7" x 12' 3")
First Floor