

LANSLLEY

Business Sales and Commercial Agents Since 1890

Office To Let

£10,000 per annum exclusive, rising to £10,500 per annum in Year 3. No VAT is payable on the rent.

538 sq ft

**Unit 4, 41 Reading Road,
Pangbourne, RG8 7HY**



Self-contained 538 sq ft office/commercial unit suitable for office, salon, wellness, PT, Pilates or studio uses, subject to consent.

- Approx. 538 sq ft (50 sq m)
- Self-contained office / commercial accommodation
- Open-plan layout
- Kitchenette and WC facilities
- Private stairwell access
- Two allocated parking spaces
- Available immediately
- No VAT payable on the rent

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Description

Unit 4, Enterprise House provides well-presented, self-contained office / commercial accommodation extending to approximately 538 sq ft (49.98 sq m). The accommodation is principally open plan and includes a kitchenette, private WC facilities and private stairwell access.

The premises were previously occupied as a small gym / wellness studio providing personal training, Pilates, massage and yoga, and have also previously been used for shop storage.

The accommodation may suit a range of office, professional, consultation, treatment, beauty / salon, wellness, personal training, Pilates, yoga, studio and other similar commercial occupiers. The landlord is willing to consider alternative uses, subject to landlord approval and any necessary planning, licensing or statutory consents.

The property benefits from two allocated parking spaces. Applicants proposing customer-facing or appointment-led uses should satisfy themselves that the parking arrangements are suitable for their operational requirements.

Location

Enterprise House is situated on Reading Road in Pangbourne, within easy reach of the village centre and its range of shops, cafés and local amenities. Pangbourne railway station provides regular services towards Reading and London Paddington, while the property is conveniently positioned for access to Reading and the wider Thames Valley.





Summary

- Rent: £10,000 per annum exclusive, rising to £10,500 per annum in Year 3. No VAT is payable on the rent.
- Service charge: £300 per annum In addition to the £300 per annum service charge, the tenant is responsible for annual contributions of £132 towards the communal fire alarm and £457 towards buildings insurance.
- VAT: Not applicable. VAT is not payable on the rent.
- EPC: D (99)
- Lease: New Lease
- Terms: 3 years. Minimum 3-year term preferred. Longer terms may be considered by agreement.

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 (sc ft)	Re
Unit	Unit 4	Office	538 sq ft	53849.98	To Let	-	-
Total			53849.98				

Viewings

Strictly by prior appointment through the sole agents, Lansley Commercial.

Terms

A new lease is available for a minimum term of 3 years at an initial rent of £10,000 per annum exclusive, rising to £10,500 per annum in Year 3. No VAT is payable on the rent. A service charge of £300 per annum applies. In addition, the tenant is responsible for annual contributions of £132 towards the communal fire alarm and £457 towards buildings insurance. All other terms are subject to agreement.

Availability

Available Immediately

