



10 Horseshoe Park

Pangbourne, Reading, RG8 7JW

**Industrial Investment in
established and well located
business park.**

2,396 sq ft
(222.60 sq m)

- Good parking
- Well located
- Popular location
- Well managed estate
- Attractive yield

Summary

Available Size	2,396 sq ft
Price	£225,000
Business Rates	The current tenant occupies as 2 entities resulting in a split assessment.
Service Charge	Upon Enquiry
VAT	Not applicable
EPC Rating	Upon enquiry

Description

The property comprises a purpose built industrial unit set within an established business estate. The property is let until 19th August 2029 with a break option in August 2027. The passing rent is £18,000 per annum and full details of the lease are available on application.

The unit benefits from a high quality mezzanine floor which is currently used for a combination of office and storage.
The property is not elected for VAT.

Location

Horseshoe Park is located in the attractive town of Pangbourne which enjoys good road access and a railway station.

The estate is close to all town centre amenities and Reading is within 7 miles and the M4 (Junction 12) is less that miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,207	112.13	Let
Mezzanine	1,189	110.46	Let
Total	2,396	222.59	

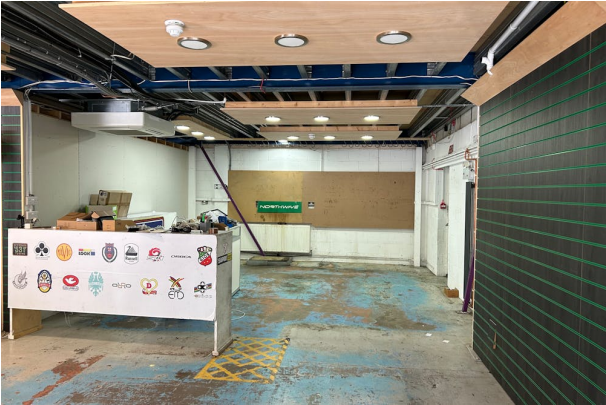
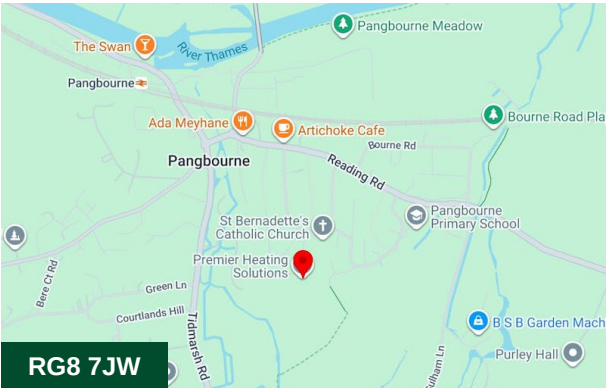
Viewings

Strictly by appointment with the sole agent.

Derwent Hillside - Matthew Seary - matthew@derwenthillside.co.uk - 07950464618

Terms

The property is offered for sale with the benefit of the existing occupational lease. Full details available on application.



Viewing & Further Information



Matthew Seary
01256 578049 | 07950 464618
matthew@derwenthillside.co.uk