WALTERS COMMERCIAL

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TO LET
Refurbished End Terrace Warehouse /Light Industrial unit
Total Floor Area 5642 sq ft

UNIT 13 The Markham Centre, Station Road, Theale RG7 4PE

LOCATION

The Markham Centre is located approximately 5 miles west of Reading Town Centre and within 2 minutes' drive of junction 12 of the M4 motorway. The property is also within a few minutes' walk of local shops in Theale High Street and Theale railway station which provides an excellent service to London.

DESCRIPTION

The property is an end terrace building with a large open plan warehouse and first floor offices. Within the warehouse is a separate room which could be used for a kitchen/rest room. The offices have been refurbished with a new suspended

Shaun Walters BSc MRICS

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ceiling with recessed led lighting and a new carpet.

ACCOMMODATION

Ground floor warehouse	4502 sq ft
Reception /wc,s	570 sq ft
First floor office	570 sq ft
TOTAL	5642 sq ft

LEASE TERMS

The property is available on the basis of a new full repairing lease for a term to be agreed.

RENT

£80,000 per annum exclusive payable quarterly in advance.

EPC

The building has a current rating of 76D

VAT

VAT is chargeable on the rent.

SERVICE CHARGE

There is an annual service charge payable amounting to £6332.70P per annum

BUILDING INSURANCE

The current annual building insurance premium is £1329.87p

PROOF OF FUNDING

Prior to an offer being accepted and solicitors being instructed any prospective tenant will have to provide three years audited accounts and/or a six-month rent deposit may be required.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

Strictly by appointment through the sole agent Walters Commercial
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