hicks baker
commercial property

For Sale

# Unit 8 Brewery Court

Theale, RG7 5AJ

## Freehold office investment/ potential for residential conversion (STP).

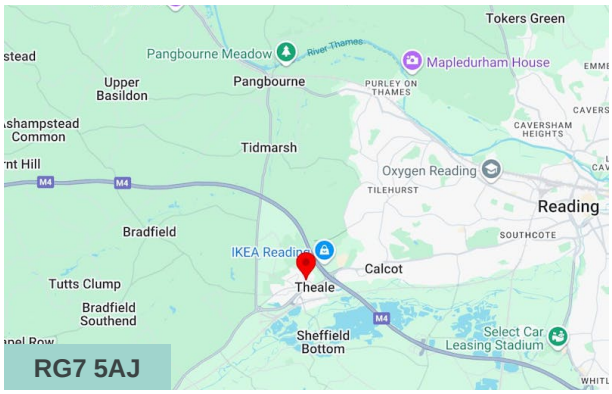
**2,082 sq ft**
(193.42 sq m)

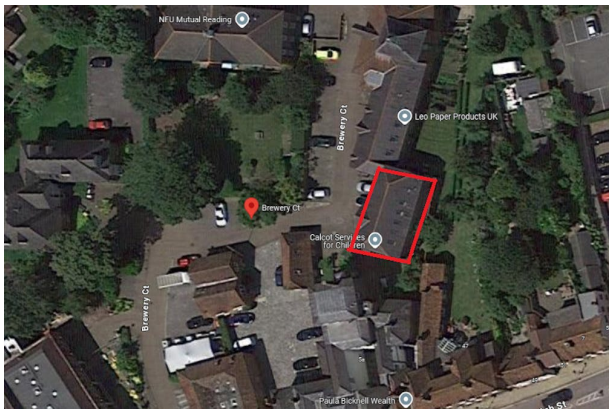
- Modern building in period style
- Attractive courtyard setting
- Freehold interest
- 7 private parking spaces
- Mixed use office and residential estate
- Short term tenant lease remaining

# Unit 8 Brewery Court, Theale, RG7 5AJ

## Summary

| | |
|---|---|
| **Available Size** | 2,082 sq ft |
| **Price** | Offers in the region of £615,000 |
| **Rates Payable** | £9.23 per sq ft |
| **Rateable Value** | £38,500 |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **Estate Charge** | £2.23 per sq ft |
| **EPC Rating** | D |






## Description

8 Brewery Court is a self-contained two storey office building situated at the heart of this attractive courtyard development. 7 private parking spaces are allocated in the barrier controlled courtyard.

The freehold interest is offered for sale and offers opportunities for investors, developers or owner occupiers. Several neighbouring units within Brewery Court have already been converted to residential use, suggesting potential for alternative use (subject to planning consent). Further information on the lease can be provided upon request.

## Location

Brewery Court is a courtyard office development of 13 units on Theale High Street. It is within easy walking distance of local facilities. The buildings cluster around a secluded garden and part cobbled courtyard which provides a pleasant working/living environment.

Theale is less than 5 miles from Reading town centre. Theale Station is an 8 minute walk with direct rail services to London Paddington. Brewery Court has excellent road communications and is only ½ mile from M4 Junction 12 (M25 29 miles; Heathrow Airport 33 miles; Central London 46 miles).

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 996 | 92.53 | Available |
| 1st | 1,087 | 100.99 | Available |
| **Total** | **2,083** | **193.52** | |

## Viewings

Strictly by prior appointment with the sole agents Hicks Baker.

## Lease Terms

Unit 8 is currently let to Calcot Services for Children Limited on a 10 year lease (outside the act) expiring 17th October 2027. The current rent passing is £43,722 per annum. The quoting purchase price reflects a Net Initial Yield of approx 6.8%.

## Viewing & Further Information

**Harry Gornall-King**
01189557075 | 07738104806
h.gornall-king@hicksbaker.co.uk

**Dominic Faires MRICS**
07967 375962
d.faires@hicksbaker.co.uk



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2026