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Quality offices set within a tranquil business park

Unit 7

The Pavilions, Ruscombe Business Park,
Twyford, RG10 9NN

Office

TO LET

10,877 sq ft

(1,010.51 sq m)

- Use Class E
- Currently under refurbishment
- Possibility for double door/ loading
- On-site security
- On-site car parking
- Separate male, female and disabled WCs

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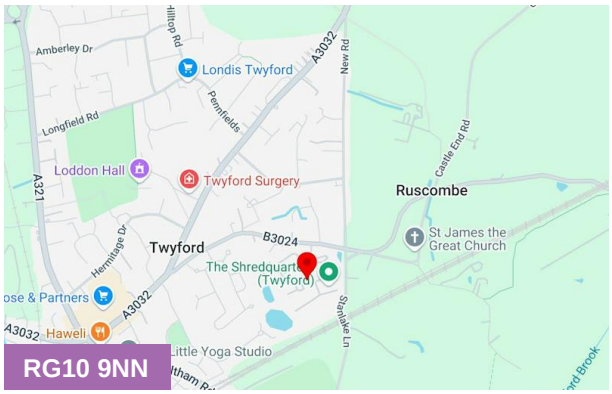
Summary

Available Size	10,877 sq ft
Rent	Rent on application
Rates Payable	£8.69 per sq ft approx, from April 2026.
Rateable Value	£197,000
Service Charge	N/A
Estate Charge	£1.35 per sq ft approx
EPC Rating	B (29)







Description

The Pavilions comprises nine modern two storey office buildings set amongst impressive landscaped grounds on a lakeside business park. Unit 7 is currently being refurbished and could be suitable for an office or business unit.

Location

Ruscombe Business Park is located on the edge of Twyford Village in a highly accessible location, a short drive to the A4 between Maidenhead and Reading. The M4 Motorway is easily reached via Junction 8/9 or the A329m link to Junction 10. A short walk to the mainline station (Crossrail) and centre amenities such as Waitrose, Costa Coffee, Tesco Express and an array of quality restaurants & pubs.

Specification

Please note the internal images provided are of another unit on the estate and do not reflect the current condition.

Viewings

By arrangement with the agents.

Terms

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

Business Rates

Business Rates will be payable by the Tenant direct with the local authority.

Legal Costs

Each party to pay their own legal costs.

VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.

Viewing & Further Information



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