



## Unit 4 Thames Court

High Street, Goring on Thames, RG8 9AQ

**Modern commercial space  
in a courtyard setting.  
Potentially suitable for a  
variety of uses (STP).**

**1,650 sq ft**  
(153.29 sq m)

- Attractive listed building
- Central village location
- Close to Goring train station
- Courtyard development with excellent parking provision
- Potentially suitable for a wide variety of uses.



# Unit 4 Thames Court, High Street, Goring on Thames, RG8 9AQ

## Summary

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 1,650 sq ft                                                                                                                                                    |
| Rent           | £17 per sq ft                                                                                                                                                  |
| Rates Payable  | £8.10 per sq ft<br>Based on 2016 List. Currently assessed as a single heriditament.<br>Applicants should make their own enquiries with the charging authority. |
| Rateable Value | £91,500                                                                                                                                                        |
| Service Charge | TBC                                                                                                                                                            |
| VAT            | Applicable                                                                                                                                                     |
| Legal Fees     | Each party to bear their own costs                                                                                                                             |
| Estate Charge  | N/A                                                                                                                                                            |
| EPC Rating     | C                                                                                                                                                              |

## Description

Thames Court provides a professional and tranquil working environment, ideal for SMEs, consultants, or regional office occupiers seeking a well-connected yet picturesque location. The property comprises a collection of well-presented suites within an attractive courtyard complex part of which is Grade 2 listed.

The offices benefit from a modern specification and central heating. The suite enjoys excellent natural light and views over the landscaped courtyard and village.

## Location

Thames Court occupies a central position in Goring, a sought-after Thames-side village with excellent local amenities. The property is a short walk from Goring & Streatley railway station, providing direct services to Reading and London Paddington via the Elizabeth Line.

## Accommodation

The accommodation comprises the following areas:

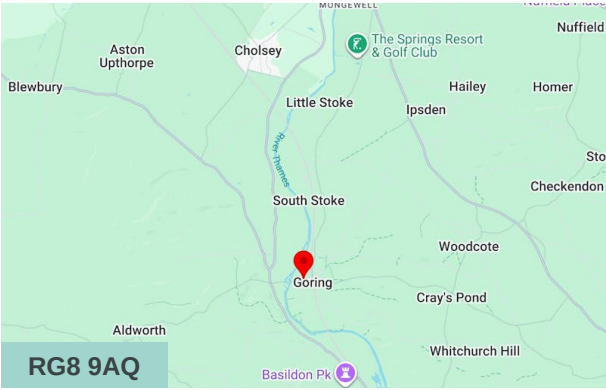
| Name                    | sq ft | sq m   | Availability |
|-------------------------|-------|--------|--------------|
| Unit - Unit 4           | 1,650 | 153.29 | Available    |
| Unit - 5 - Ground Floor | 1,525 | 141.68 | Let          |
| Unit - 5 - First Floor  | 2,250 | 209.03 | Let          |

## Viewings

Strictly by appointment only with the sole agents

## Terms

A new effective FRI lease/leases are available from the landlord on terms to be agreed.



## Viewing & Further Information



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