



Suite 3, The Old Breedon School

8-10 Reading Road, Pangbourne, Reading, RG8 7LY

**First floor office to let in the
centre of Pangbourne.**

220 sq ft
(20.44 sq m)

- Flexible terms available.
- Prominent village location
- Inclusive rental figure
- Male & Female WC's
- Suitable for a range of uses (STP)

Suite 3, The Old Breedon School, 8-10 Reading Road, Pangbourne, Reading, RG8 7LY

Summary

Available Size	220 sq ft
Rent	£7,150 per annum Inclusive of service charge.
Rates Payable	£3.98 per sq ft
Rateable Value	£2,025
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E

Description

The Old Breedon School comes well equipped with air conditioning/heating units, carpets, vertical louvre window blinds, Cat.2 lighting and front door entry system. There is a shared kitchenette plus WCs. The offices are situated on the first floor. The suites at the Old Breedon School offer the perfect remedy to home working or space for growing businesses.

The annual rent is inclusive of water bills, property insurance, fire extinguishers, the maintenance of the alarm and door entry system and cleaning & maintenance of common parts. The electricity supply is separately metered and along with the telephone services is paid directly by the occupier.

Location

The premises are located in the bustling centre of Pangbourne village above Costa Coffee. Nearby traders include a range of other shops and restaurants to fulfil most requirements.

There is a 'Pay and Display' car park immediately behind the property. Additional parking facilities are available elsewhere in the village and within easy walking distance.

Pangbourne is a prosperous riverside village approximately 6 miles west of Reading town centre and also benefits from very good motorway connections, being only 5 miles from M4 Junction 12 (Theale) via A340. Pangbourne Station offers direct rail services to London Paddington, as well as local services via Reading and Oxford.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	220	20.44	Available
Total	220	20.44	



Viewing & Further Information



Harry Gornall-King

01189557075 | 07738104806
h.gornall-king@hicksbaker.co.uk



Dominic Faires MRICS

07967 375962
d.faires@hicksbaker.co.uk