



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

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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:

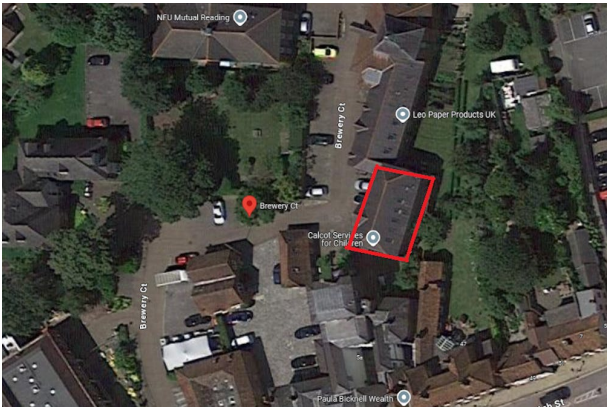
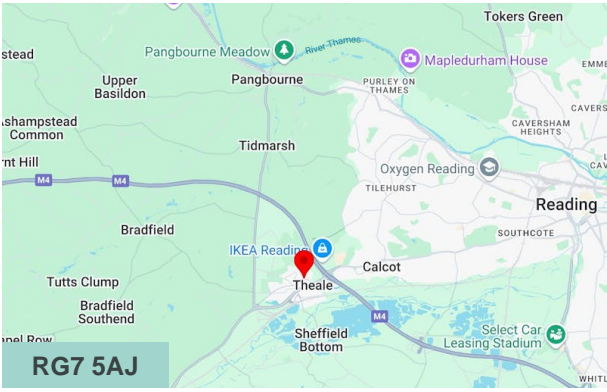
Name	sq ft	sq m	Availability
Ground	996	92.53	Available
1st	1,087	100.99	Available
Total	2,083	193.52	

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