



CANTAY BUSINESS PARK

Off Ardler Road Caversham Reading RG4 5AE

TYPE	TWO STOREY OFFICE BLOCK
TENURE	LEASEHOLD
SIZE (GIA)	788 SQ FT (73.2 SQ M)

KEY POINTS

- > Office accommodation on ground and first floor
- > Walking distance to Reading town centre and Reading mainline station
- > Allocated car parking

Location

The premises are situated off Ardler Road, a short, which provides direct access to both Caversham and Reading centres. Reading Central railway station is easily accessible providing regular high-speed services to London (Paddington), the surrounding regions and Crossrail. Reading is served by Junctions 10, 11 and 12 of the M4 motorway, providing easy access to the national motorway network.

Description

The unit is of steel truss frame construction under a pitched roof with external brick elevations faced with profile cladding. The unit benefits from allocated car parking.

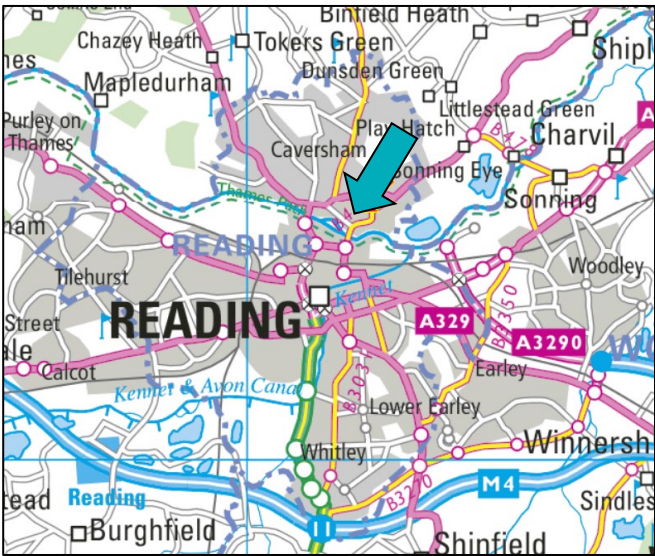
Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Unit 9a (Grd & 1 st floor Offices)	788	73.2
Total	788	73.2

Energy Performance Asset Rating

Unit 9a: D:98 & E:102



Terms

A new full repairing and insuring lease for a term to be agreed. Rent on application.

Business Rates

Unit 9a Rateable Value: To Be Reassessed.

Business rates relief could be obtainable. Please make your own enquiries to the local authority.

Legal Costs / VAT

Each party to pay their own legal costs.
We understand the property is elected for VAT.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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