



Chartered Surveyors &  
Commercial Property Consultants

**REFURBISHED FIRST FLOOR  
OFFICE/BUSINESS UNIT  
TO LET/FOR SALE**

**UNIT 20D HORSESHOE BUSINESS PARK,  
PANGBOURNE, READING,  
BERKSHIRE, RG8 7JW**

**1,167 SQ FT (108.49 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is located within Horseshoe Business Park in the picturesque village of Pangbourne. Access is via Horseshoe Road off the A329 Reading Road.

Pangbourne is located approximately 5 miles North West of Reading, with access to Junction 12 of the M4 just 4 miles away.

## **DESCRIPTION**

The property comprises a mid terrace two-storey business unit constructed of a reinforced concrete frame with brick and corrugated steel elevations. Unit 20 has been split into 4 offices suites, with 20D on the first floor.

The space is laid out mostly open plan, with demountable partitioning creating 2 smaller offices/meeting room and a store room. It also benefits from shared W/C and kitchenette facilities. The space is freshly decorated, with new carpet, LED lighting and benefits from a mixture of electric heating and airconditioning throughout.

3 parking spaces are allocated to the front of the property, with open fields to the rear.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Unit 20D	108.49	1,167
<b>Total</b>	<b>108.49</b>	<b>1,167</b>

## **RATING ASSESSMENT**

Rateable Value £11,000      Rates Payable £5,489

Small business rates relief is available to those who qualify meaning no rates are payable.

## **SERVICE CHARGE/ INSURANCE**

The estate service charge for the current year is £439.68 plus VAT per quarter. There is also an internal service charge for shared facilities and building upkeep which equates to £120 per quarter. Buildings insurance is £450.20 Plus VAT for the current year.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 88.

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## **PROPOSAL**

The property is available to let on a new 5 year lease. The quoting rent is £12,000 per annum exclusive. VAT is applicable.

Alternatively the property is available to purchase on a 999 year lease (commencing 1984). We are instructed to seek offers in excess of £130,000. VAT is applicable.

Ground rent of £25 per annum plus VAT is payable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Tom Price

Phone: 01635 551441

Email: [Tom@quintons.co.uk](mailto:Tom@quintons.co.uk)

April 2025



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