



First Floor, Theale Court

Theale Court, 11-13 High Street, Theale, RG7 5AH

A modern first floor office suite/ prominently located on Theale High street with excellent parking and within easy reach of Theale station.

1,300 to 3,329 sq ft
(120.77 to 309.27 sq m)

- Prominent high street location
- Communal roof terrace
- Excellent parking provision (11 parking spaces)
- Kitchenette/ Breakout space
- WC and Shower Facilities
- Easy walking distance to Theale train station

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Summary

Available Size	1,300 to 3,329 sq ft
Rent	£24.50 per sq ft
Rates Payable	£6.60 per sq ft
Rateable Value	£44,000
Service Charge	£13.30 per sq ft Inclusive of Gas and Electricity
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

Theale Court is a modern three storey office development prominently located on Theale High Street. The building offers excellent onsite amenity with a shared reception area, shower facilities and a brand new communal roof terrace with views of the village and surrounds. The suite benefits from 11 parking spaces.

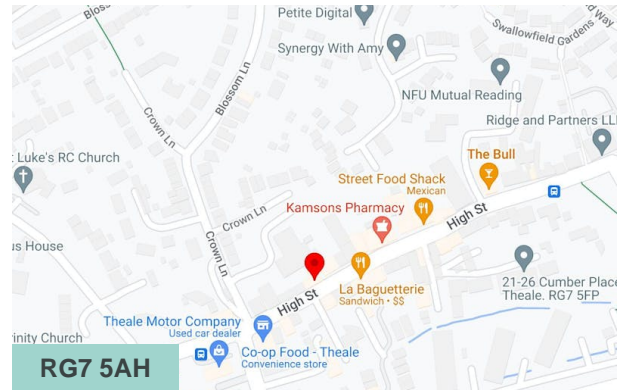
Location

The fantastic central location means prospective occupiers are within easy walking distance of local facilities including pubs, restaurants, shops and a Post Office. Theale Station is a 5 minute walk with direct rail services to London Paddington.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 1	1,300	120.77	Available
1st - Suite 2	3,329	309.27	Available
Total	4,629	430.04	



Viewing & Further Information



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