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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Gym/Studio



Reading Cricket & Hockey Club, Sonning Lane, Sonning, Berkshire RG4 6ST

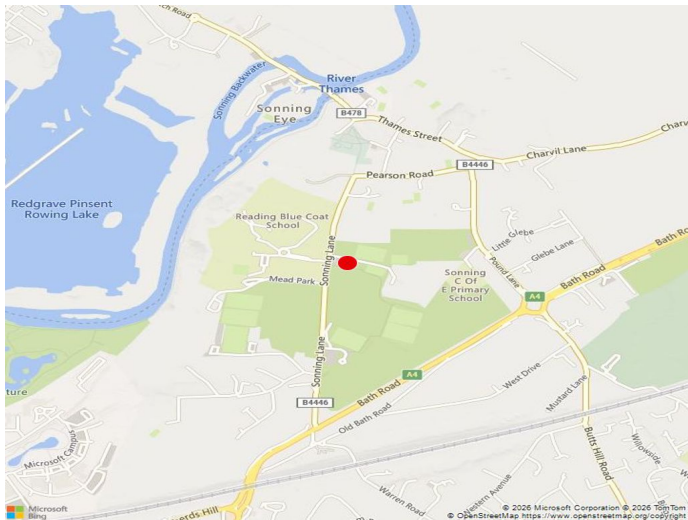
1,313 sq ft (121.98 sq m)

£16,000 per annum

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Location



Reading Cricket & Hockey Club is located on Sonning Lane just off the A4 Bath road, 7 miles south of Henley and 4 miles north of Reading, Bracknell is 11 miles east. The M4 motorway (junction 10) is just a 10 minute drive.

Description

First floor gymnasium space to let within Reading Cricket & Hockey Club which has approximately 1,000 members. The facilities include changing rooms, showers and ample free parking. There will be a physiotherapist on site and a planning application has been submitted for 6 padel courts.

Sports, wellbeing and health related businesses only. There is an option for tenant to run the club catering and bar. Also, there is an additional space of up to 1,669 sq ft (155 sq m) available by separate arrangement.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
First Floor	1,313	121.98
Total Area	1,313	121.98

EPC

The EPC rating for this property is pending.

VAT

VAT is NOT applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

A new flexible sub lease is available. Service charge to be confirmed is to cover electricity, heating, water. Business rates will be charged on a proportional 'open book' basis.

Business Rates

Interested parties should make their own enquiries directly with Wokingham Borough Council.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/)

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Sales

Lettings & Management

Commercial

Development

Rural

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Gym on first floor over flat and "Ladies' End"



Purple architects 31 Coching Street Watlington Oxford, OX49 5QF 01491 819229 01491 814733 studio@purplearchitects.com	Revision	Reading Hockey Club First floor plan OPTION 5 Gym at "Ladies" end of FF	Job No: RHC Date: 17/05 @ 43 @ 100%	Status: P Issued for: Planning	Price: 1.81 Date: October 2020	Revision: C Revised: 20.01.20
	<small>© Purple Architects Ltd. Do not scale off drawings. Check all dimensions on site and advise any discrepancies before commencing work. All figured dimensions are millimetres unless otherwise stated.</small>					

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Sales	Lettings & Management	Commercial	Development	Rural
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