

# TO LET

933 - 1,866 Sq.Ft. (86.68 - 173.35 Sq.M.)



Unit 5, City Limits , Danehill, Lower Earley, Reading, Berkshire, RG6 4UP

## MODERN OFFICE SUITES

- Open Plan Offices
- Shower Facility
- Common toilets
- Excellent Natural light
- Plug & Play Option Available
- Ample Car Parking available



Reading  
0118 402 6893

## UNIT 5, CITY LIMITS , DANEHILL, LOWER EARLEY, READING, BERKSHIRE, RG6 4UP

### Location

The property is located near to J10 and J11 of the M4. There is also a regular bus service into Reading town centre, nearby.

City Limits is located in Danehill, Lower Earley, and benefits from being within walking distance of coffee shops, leisure facilities and an Asda superstore.

### Description

A modern purpose built office building, benefiting from common entrance and ground floor WC facility with further shower and WC at first floor level.

The unit is available to let on a floor-by-floor basis, or as a whole. The first floor offers a high level of fit out, including meeting rooms, small private offices, staff break out space, and open plan accommodation.

The Ground Floor suite is open plan by configuration, and benefits from a private kitchen. Both suites come with suspended ceiling with recessed LED lighting & Air Conditioning and benefit from a hardwired alarm, and excellent natural light.

Externally, the suite benefits from a total of 7 car parking spaces, however there is ample on-street car parking located on Cutbush Lane.

### Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	933	86.68
First Floor	933	86.68
<b>TOTAL (NIA)</b>	<b>1,866</b>	<b>173.35</b>

### Rent

£12.00 Per Sq.Ft.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

### Terms

Estate charge is estimated at £600 - £900 per annum per floor for external maintenance of grounds. Current service charge for common cleaning is approximately £900 per annum.

Available by way of a new effective full repairing and insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

### Business Rates

The business rates are estimated by our client.

The rates will need to be reassessed by the tenant, once in occupation.

It is possible that small business rates maybe applicable upon review.

### Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

### VAT

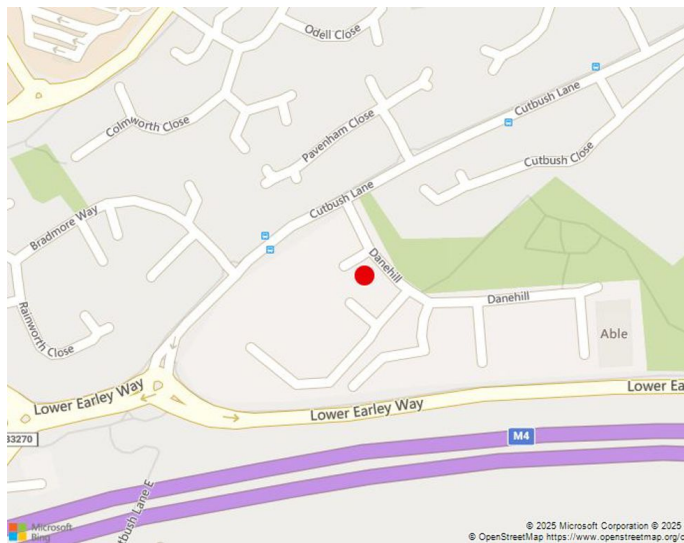
The Property is elected to pay VAT

### Energy Performance Rating

B-36

### Viewing Arrangements:

Please contact sole agents for further information.



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