



Castle End Business Park

Reading, RG10 9XQ

Castle End Business Park is an attractive commercial development of self contained units.

392 to 1,186 sq ft
(36.42 to 110.18 sq m)

- Attractive semi-rural setting
- Excellent car parking provision
- Suitable for a variety of uses
- Close proximity to the A4 and Twyford Train Station
- Two small business units available

Castle End Business Park, Reading, RG10 9XQ

Summary

Available Size	392 to 1,186 sq ft
Rent	Rent on application
Business Rates	Applicants should make their own enquiries. These units may benefit from small business rates relief
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2.28 per sq ft
EPC Rating	Upon enquiry

Description

Castle End Business Park is an attractive commercial development of self contained commercial units close to the A4 and the village of Twyford. Units 1 and 3 are presented in good order and are perfect spaces for small businesses and for a wide variety of uses (STP). The park benefits from excellent parking provision and an attractive semi rural setting. The units offer additional storage at mezzanine level which is not included in the net lettable area.

Location

Castle End Business Park is an attractive office development set in the countryside but strategically located between Reading and Maidenhead. The park is within easy reach of Twyford and its mainline station connecting to Reading, London Paddington and Oxford. Castle End also benefits from excellent road networks nearby being 0.6 miles to the A4 (Bath Road). Twyford offers a range of village amenity and there are also additional options for coffees, lunch and leisure nearby.

Accommodation

The accommodation comprises the following areas:

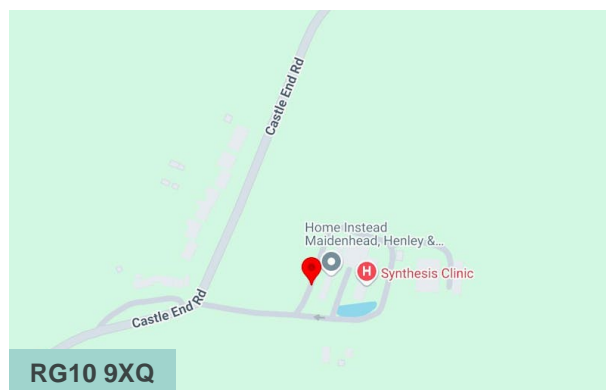
Name	sq ft	sq m	Availability
Unit - Three	392	36.42	Available
Unit - One	220	20.44	Under Offer
Unit - Four	794	73.77	Available
Total	1,406	130.63	

Viewings

Viewings can be arranged by appointment with the sole agents.

Terms

A new Full Repairing and Insuring Lease is available from the landlord on terms to be agreed.



Viewing & Further Information



Harry Gornall-King

01189557075 | 07738104806

h.gornall-king@hicksbaker.co.uk



Dominic Faires MRICS

07967 375962

d.faires@hicksbaker.co.uk