



## Units 4 & 5 Thames Court

High Street, Goring on Thames, RG8 9AQ

**Modern commercial space  
in a courtyard setting.  
Potentially suitable for a  
variety of uses (STP).**

**1,525 to 5,425 sq ft**  
(141.68 to 504 sq m)

- Attractive listed building
- Central village location
- Close to Goring train station
- Courtyard development with excellent parking provision
- Potentially suitable for a wide variety of uses.

# Units 4 & 5 Thames Court, High Street, Goring on Thames, RG8 9AQ

## Summary

<b>Available Size</b>	1,525 to 5,425 sq ft
<b>Rent</b>	£17 per sq ft
<b>Rates Payable</b>	£7.32 per sq ft Currently assessed as a single hereditament. Applicants should make their own enquiries with the charging authority.
<b>Rateable Value</b>	£75,500
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C

## Description

Thames Court provides a professional and tranquil working environment, ideal for SMEs, consultants, or regional office occupiers seeking a well-connected yet picturesque location. The property comprises a collection of well-presented suites within an attractive courtyard complex.

The offices benefit from a modern specification and central heating. The suites enjoy excellent natural light and views over the landscaped courtyard and village.

## Location

Thames Court occupies a central position in Goring, a sought-after Thames-side village with excellent local amenities. The property is a short walk from Goring & Stratley railway station, providing direct services to Reading and London Paddington via the Elizabeth Line.

## Accommodation

The accommodation comprises the following areas:

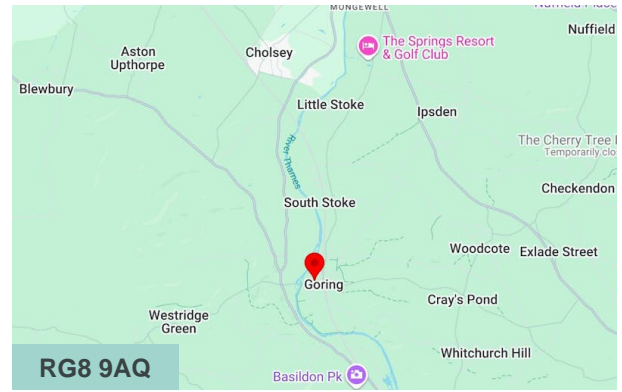
Name	sq ft	sq m	Availability
Unit - Unit 4	1,650	153.29	Available
Unit - 5 - Ground Floor	1,525	141.68	Available
Unit - 5 - First Floor	2,250	209.03	Available
<b>Total</b>	<b>5,425</b>	<b>504</b>	

## Viewings

Strictly by appointment only with the sole agents

## Terms

A new effective FRI lease/leases are available from the landlord on terms to be agreed. The vacant space can be taken as suites, units or as a whole.



## Viewing & Further Information



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