



## First Floor Office In Woodley

### 53A Crockhamwell Road

Woodley, Reading, RG5 3JP

Office

**TO LET**

**3,233 sq ft**

(300.36 sq m)

- Alarm system
- 5 allocated car parking spaces
- Reception area
- Entry phone system
- 4 meeting rooms
- 24/7 access

# 53A Crockhamwell Road, Woodley, Reading, RG5 3JP

## Summary

<b>Available Size</b>	3,233 sq ft
<b>Rent</b>	£37,200 per annum
<b>Rates Payable</b>	£15,843.25 per annum
<b>Rateable Value</b>	£31,750
<b>Car Parking</b>	5 allocated spaces
<b>EPC Rating</b>	D (82)

## Description

Access to 53a Crockhamwell Road is made via the front by Lloyds Bank. The access is via communal stairs to first floor. Communal WCs are located on the landing. Entering the office, there is a reception area and a meeting room. The remaining floor area is open plan with two meeting/office rooms, a kitchenette and a comms cabinet. Throughout the office benefits from the following: air conditioning, carpets, gas central heating, suspended ceilings, fluorescent lighting and perimeter trunking. There is five allocated car parking spaces to the rear.

## Location

Woodey is a town located on the northwest outskirts of Reading. Crockhamwell road accommodates a variety of retailers such as Waitrose, Bosco lounge, Boots, Post Office, Lidl and Robert Dyas. Major road networks are within close proximity. The A329 is an approximate 5-minute drive, with an estimated travel time of 15 minutes to Reading and 30 minutes to Heathrow. Reading train station has frequent trains leaving for London Paddington with a rough eta of 25 minutes via GWR services.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Suite a	3,233	300.36

## Viewings

By arrangement with agent only

## Terms

Available on a new sublease or lease assignment to 24 March 2028

## Business Rates

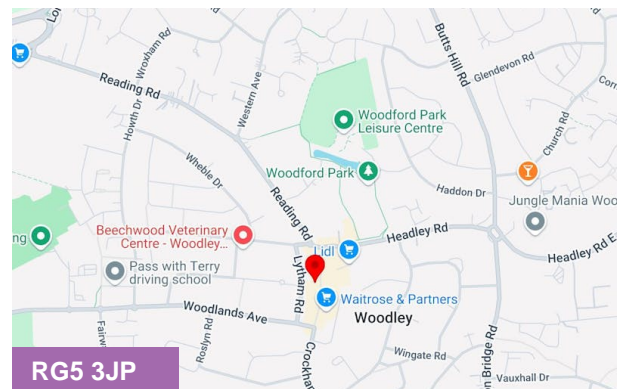
Please enquire with the agent. The tenant is responsible for paying business rates to the local authority.

## Legal Costs

Each party is responsible for paying their own legal fees.

## VAT

All figures are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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