

# 3 THE PAVILIONS

3,475 sq ft (322.84 sqm)  
FIRST FLOOR OFFICES TO LET

RUSCOMBE BUSINESS PARK | TWYFORD



Open plan offices set within a tranquil business park

- ◆ VRF heat recovery system
- ◆ Fully carpeted floors
- ◆ Suspended ceilings
- ◆ Recessed LED lighting
- ◆ Kitchen facilities
- ◆ Perimeter trunking
- ◆ Separate male, female and disabled WCs
- ◆ On-site car parking
- ◆ EPC C 69

[www.thepavilionstwiford.co.uk](http://www.thepavilionstwiford.co.uk)



### 3 THE PAVILIONS

First floor modern offices with kitchenette

#### TRANQUIL PARK ENVIRONMENT

The Pavilions comprises eight modern 2 storey office buildings and one light industrial unit, set within a landscaped business park benefitting from excellent car parking.

#### LOCAL AMENITIES

The Pavilions is situated in Twyford Village within the Royal County of Berkshire, it retains its village charm whilst delivering all the modern amenities that a truly global business demands.

This well-established location sits between the commuter towns of Reading, Maidenhead and Henley-on-Thames within the Thames Valley.

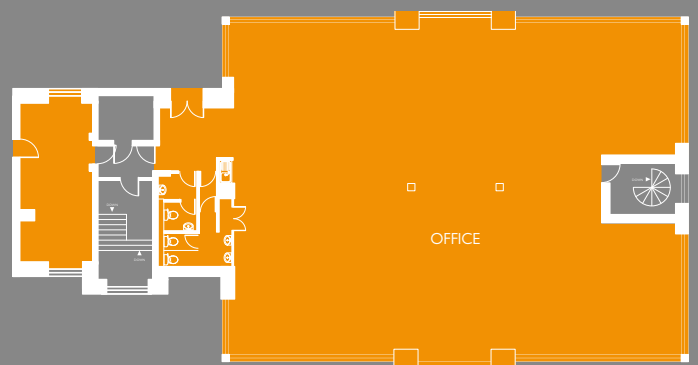
Twyford is part of an area experiencing unprecedented investment and growth, with a sizable labour market.

Local amenities include:

- Waitrose
- Post Office
- Tesco Express
- A range of restaurants
- Banks

#### ACCOMMODATION NIA

|             | Sq ft | Sq m   |
|-------------|-------|--------|
| First floor | 3,475 | 322.84 |
| Total       | 3,475 | 322.84 |



FIRST FLOOR



## LEGAL COSTS

Each party to pay their own legal costs.

## VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.

## TERMS

Affectively full repairing and insuring lease for a term to be agreed. The lease will be direct with the Landlord.

## BUSINESS RATES

Business Rates will be payable by the Tenant direct with the local authority.



Reading  
(6 mins)

**TWYFORD**

Maidenhead  
(7 mins)

Taplow

Burnham

Slough  
(15 mins)

Langley

Iver

West Drayton

Heathrow Airport  
(33 mins)

Hayes & Harlington

Southall

Hanwell

West Ealing

Ealing Broadway

Acton Main Line

**PADDINGTON**

(44 mins)

Bond Street

Tottenham Court Road  
(50 mins)

Farringdon

Liverpool Street  
(55 mins)

Whitechapel

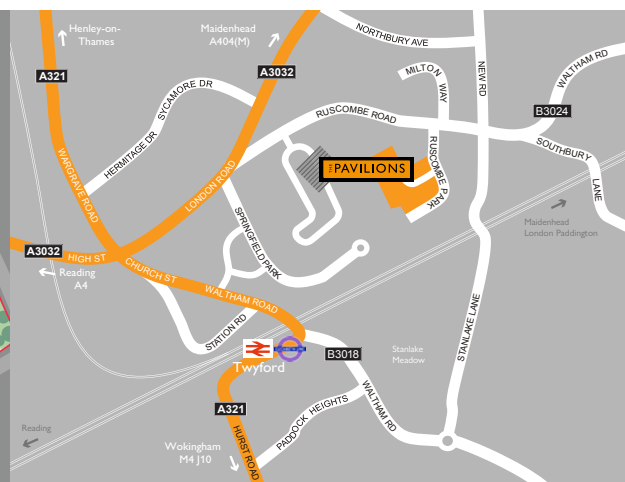
Canary Wharf

Stratford



Sat Nav: RG10 9NN

**3 THE PAVILIONS**



## ACCESSIBLE LOCATION

Ruscombe Business Park is located on the edge of Twyford Village in a highly accessible location, a short drive to the A4 between Maidenhead and Reading.

The M4 Motorway is easily reached via Junction 8/9 or the A329m link to Junction 10.

The mainline station (Elizabeth Line) and centre amenities are a short walk away.

## VIEWING

Please contact joint agents.



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These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable.  
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