



## First Floor, Theale Court

Theale Court, 11-13 High Street, Theale, RG7 5AH

**A modern first floor office suite prominently located on Theale High street with excellent parking and within easy reach of Theale station.**

**3,329 sq ft**  
(309.27 sq m)

- Communal roof terrace
- Excellent parking provision (11 parking spaces)
- Prominent high street location
- Kitchenette/ Breakout space
- WC and Shower Facilities
- Easy walking distance to Theale train station

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## Summary

<b>Available Size</b>	3,329 sq ft
<b>Rent</b>	£24.50 per sq ft
<b>Rates Payable</b>	£6.60 per sq ft
<b>Rateable Value</b>	£44,000
<b>Service Charge</b>	£13.30 per sq ft Inclusive of Gas and Electricity
<b>Car Parking</b>	N/A
<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

Theale Court is a modern three storey office development prominently located on Theale High Street. The building offers excellent onsite amenity with a shared reception area, shower facilities and a brand new communal roof terrace with views of the village and surrounds. The suite benefits from 11 parking spaces.

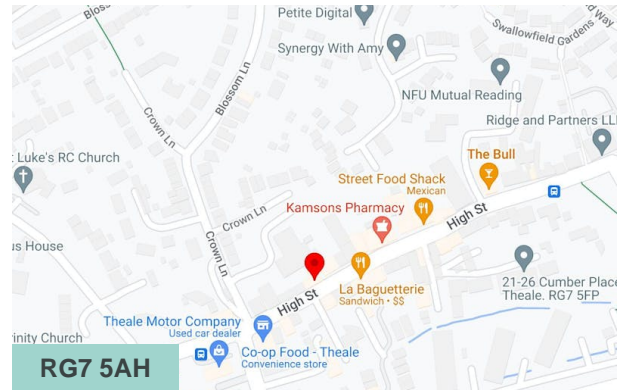
## Location

The fantastic central location means prospective occupiers are within easy walking distance of local facilities including pubs, restaurants, shops and a Post Office. Theale Station is a 5 minute walk with direct rail services to London Paddington.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Part 1st	3,329	309.27	Available
<b>Total</b>	<b>3,329</b>	<b>309.27</b>	



## Viewing & Further Information



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