



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

Available Size	1,525 to 5,425 sq ft
Rent	£17 per sq ft
Rates Payable	£7.32 per sq ft Currently assessed as a single hereditament. Applicants should make their own enquiries with the charging authority.
Rateable Value	£75,500
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	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 part of which is Grade 2 listed.

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	Under Offer
Unit - 5 - First Floor	2,250	209.03	Available
Total	5,425	504	

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



Harry Gornall-King

01189557075 | 07738104806
h.gornall-king@hicksbaker.co.uk



Dominic Faires MRICS

07967 375962
d.faires@hicksbaker.co.uk