



## Unit 9 The Old Mill

Reading, RG8 7HY

**First floor office available  
near the centre of  
Pangbourne village.**

**687 sq ft**  
(63.82 sq m)

- Open plan good quality office space
- 3 phase electricity
- Potentially suitable for a range of occupiers
- 2 parking spaces demised
- Kitchen and WCs onsite
- Wall mounted air conditioning

# Unit 9 The Old Mill, Reading, RG8 7HY

## Summary

<b>Available Size</b>	687 sq ft
<b>Rent</b>	£12,500 per annum
<b>Rates Payable</b>	£6.25 per sq ft
<b>Rateable Value</b>	£8,600
<b>Service Charge</b>	£1,156 per annum Approx
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£120 per annum Small estate charge for upkeep of common areas
<b>EPC Rating</b>	D

## Description

The Old Mill is a well established estate of commercial buildings surrounding a central courtyard, accessed directly from Reading Road near the centre of Pangbourne. The available space in Unit 9 Old Mill comprises good quality first floor office space. The suite is open plan and benefits from wall mounted air conditioning, 2 demised parking spaces and communal kitchen for the occupiers in the building.

## Location

The Old Mill is a well established estate of commercial buildings surrounding a central courtyard, accessed directly from Reading Road. The Property is within easy walking distance of the station and village centre which provides excellent local amenities including boutique shops, pubs, cafes and restaurants.

Pangbourne is a prosperous riverside village approximately 6 miles west of Reading town centre and benefits from strong motorway connections, being only 5 miles from M4 Junction 12 (Theale) via A340. Pangbourne Station also offers direct rail services to London Paddington, as well as local services via Reading and Oxford.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	687	63.82	Available
<b>Total</b>	<b>687</b>	<b>63.82</b>	

## Viewings

Viewings can be arranged via the sole agents.



## Viewing & Further Information



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