

# Office and Storage Space Near Reading

Withy Copse, Horsepond Road, RG4 9HN



**TO LET: Buildings 1, 2-3 and The Lodge  
Up to 2,809 Sq Ft (261 Sq M)**

Your attention is drawn to the important notice at the end of the text.

## Location

Withy Copse is located on Horsepond Road, between Gallowstree Common and Cane End. The premises are situated approximately 5.5 miles to the north of Reading and 6.5 miles south east of Henley-on-Thames. Other nearby towns include Wallingford (9.8 miles) and Oxford (21.8 miles).

## Accommodation

The property comprises refurbished former joinery and agricultural buildings. Building 1 (pictured) totals 1,512 sq ft, 491 sq ft of which comprises useful office space. The office space is fitted with LED lights, power and data trunking and electric heaters. The remainder comprises storage space, featuring four sets of double doors and there is also a small kitchen.

Buildings 2-3 are storage buildings totalling 1,012 sq ft with two sets of double doors and electric heating.

The Lodge comprises a small close boarded timber building with power and data trunking. It provides 285 sq ft of office/meeting room accommodation.

The buildings can be accessed via their own driveway and there is a large area of hard standing for vehicle parking.

## Amenities

- Ample parking
- Quiet location
- Office space
- Meeting rooms
- Double door access
- WCs

## Planning

The building has planning consent for B1 (office) and B8 (storage) uses.

## Rent

On Application.

## VAT

We have been informed that VAT will be payable .

## Rates

We advise all parties to make their own enquiries.

## Service Charge

To be advised.

## Lease Terms

The buildings are available on an effective full repairing and insuring lease contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 as amended.

## EPC

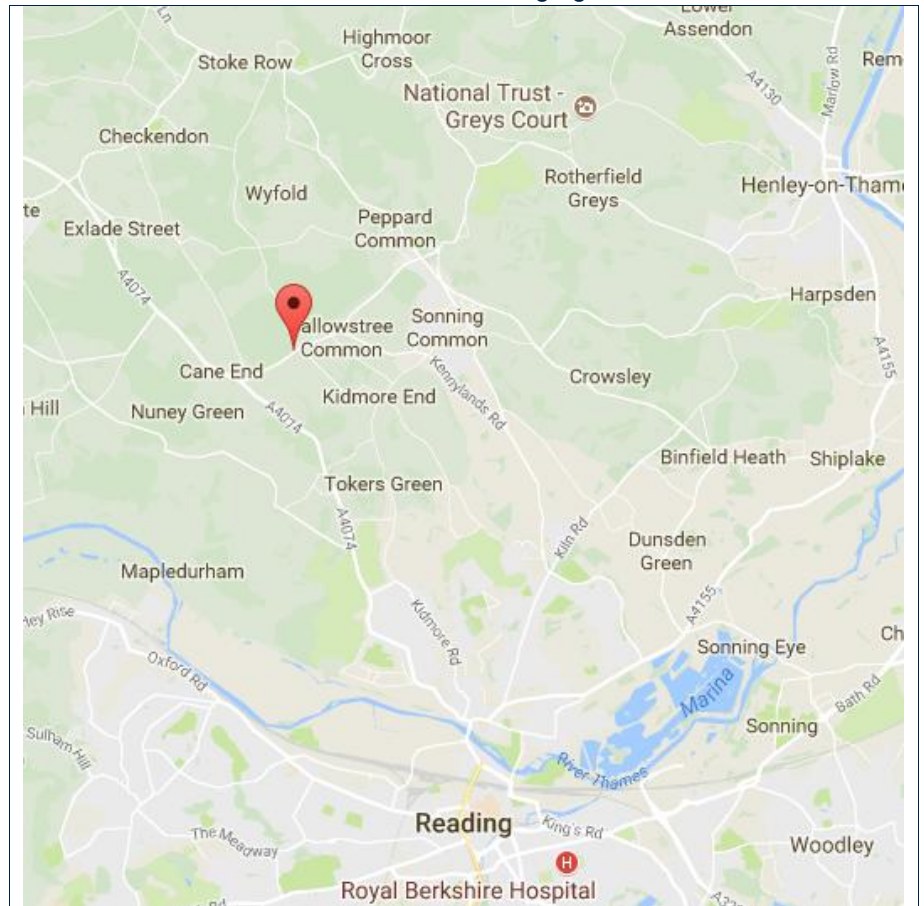
To be advised.

## Legal Costs

Each party is to be responsible for their own legal costs .

## Viewings

By prior appointment with the sole letting agents:-



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