



**HASLAM'S**  
CHARTERED SURVEYORS

NEW INSTRUCTION

**TO LET**



# UNIT 7 CHANCERYGATE BUSINESS CENTRE

## Twyford Reading RG10 9LT

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>2,480 SQ FT</b> (230.4 SQ M)

### KEY POINTS

- > Modern end-terrace office / business unit
- > Self-contained
- > Reception, meeting rooms and open plan office
- > Available furnished
- > 8 no. allocated car parking spaces
- > Walking distance to Twyford Railway Station and Crossrail

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## Location

The premises are situated within Chancerygate Business Park, within Ruscombe Park, a short distance east of Twyford town centre. Twyford mainline railway station is a short walk from the property and provides regular high-speed services to London Paddington. Twyford is served by Junction 10 of the M4 motorway, providing easy access to London, Heathrow Airport and the national motorway network.

## Description

The property comprises a modern end-terrace office / business unit of steel frame construction under a pitched roof with profile cladding. The office is accessed independently, leading into a reception with adjoining meeting rooms. The first floor provides open plan office accommodation. The property benefits from 8 no. demised car parking spaces accessed via a shared estate road.

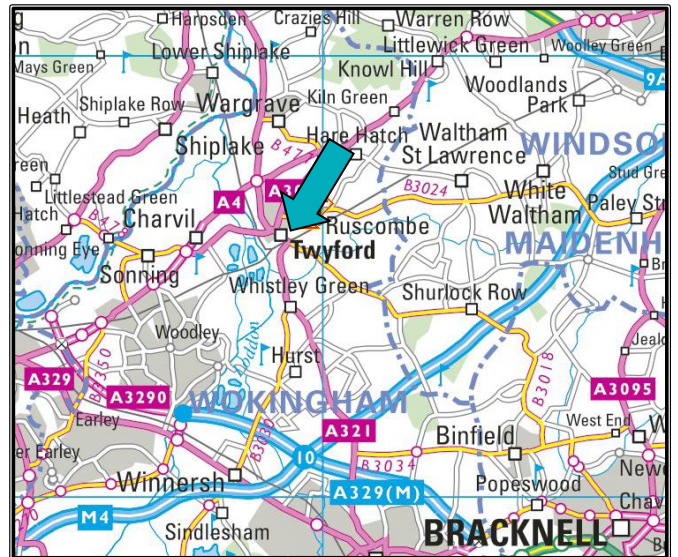
## Amenities

- 8 no. allocated car parking spaces
- Air-conditioning
- LED lighting
- Suspended ceilings and raised floors
- Male/female and disabled WCs
- Double glazing

## Accommodation

We understand the internal floor area (IPMS3) is as follows;

Floor	sq ft	sq m
Offices and ancillary	1,240	115.2
First floor offices	1,240	115.2
<b>Total</b>	<b>2,480</b>	<b>230.4</b>



## Energy Performance Asset Rating

EPC Rating: C:68

## Business Rates 2026/27

The Rateable Value for the property is £45,500.

## Legal Costs / VAT

Each party to pay their own legal costs.

We understand the property is elected for VAT.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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