



Flexible Commercial Unit with Roller Shutter

- Class "E" use, ideal for general commercial use or a small workshop.
- Two parking spaces allocated with this unit along with additional visitor parking.
- Roller shutter access spanning 3.1 metres with side door access.
- WC fitted to the rear with small sink/basin.
- Quiet, countryside commercial estate.
- Concrete, solid flooring.



Location

Brookside Business Centre is located along Church Road in Swallowfield. The Unit is located approximately 1.8 miles (5 Min drive) from the A33 which gives good road access to Reading (8 Miles), the M4 to the North along with Basingstoke (12 miles) and the M3 to the South.

The main retail parade within Swallowfield is approximately 0.3 Miles (6 min walk) from the property offering local amenities to the surrounding area. Swallowfield is where you will find the closest public transport being regular Buses to Reading town centre on Bus number 7.

Description

The units are of breeze block and brick construction with corrugated aluminium roof. The front of the unit has both a roller shutter and side door for access, being ideal both for loading and unloading into the unit.

Internally the tenant may fit out according to their needs with regards to signage, partition walls and other amenities subject to the landlords consent, and provided the unit is brought back to its original condition upon vacation.

Terms

New Lease

Rent

£9,500 per annum

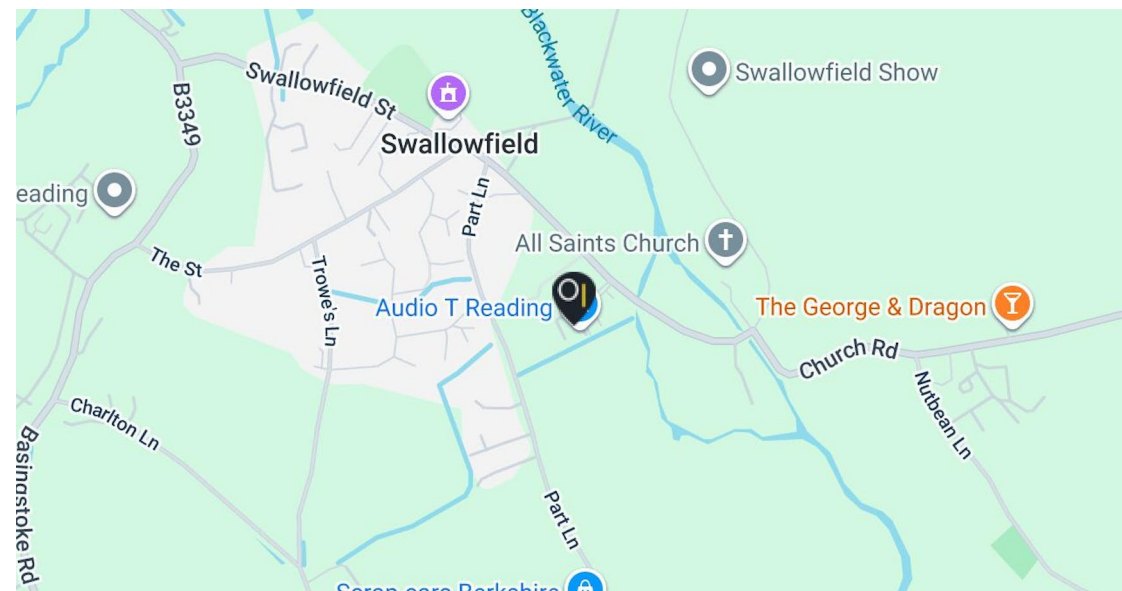
Rates & Charges

Rateable value: £6,300

Rates payable: £3,143.70 per annum 100% business rate relief may be applicable for eligible tenants.

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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Unit 7, Brookside Business
Park
Swallowfields

