



## Castle End Business Park

Hare Hatch, Reading, RG10 9XQ

**Castle End Business Park is an attractive commercial development of self contained units.**

**392 to 1,186 sq ft**  
(36.42 to 110.18 sq m)

- Attractive semi-rural setting
- Excellent car parking provision
- Suitable for a variety of uses
- Close proximity to the A4 and Twyford Train Station
- Small business units available

# Castle End Business Park, Hare Hatch, RG10 9XQ

## Summary

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Available Size | 392 to 1,186 sq ft                                                                                   |
| Rent           | Rent on application                                                                                  |
| Business Rates | Applicants should make their own enquiries. These units may benefit from small business rates relief |
| Service Charge | N/A                                                                                                  |
| VAT            | Applicable                                                                                           |
| Legal Fees     | Each party to bear their own costs                                                                   |
| Estate Charge  | £2.28 per sq ft                                                                                      |
| EPC Rating     | Upon enquiry                                                                                         |

## Description

Castle End Business Park is an attractive commercial development of self contained commercial units close to the A4 and the village of Twyford. The units are presented in good order and are perfect spaces for small businesses and for a wide variety of uses (STP). The park benefits from excellent parking provision and an attractive semi rural setting. Some of the units offer additional storage at mezzanine level.

## Location

Castle End Business Park is an attractive office development set in the countryside but strategically located between Reading and Maidenhead. The park is within easy reach of Twyford and its mainline station connecting to Reading, London Paddington and Oxford. Castle End also benefits from excellent road networks nearby being 0.6 miles to the A4 (Bath Road). Twyford offers a range of village amenity and there are also additional options for coffees, lunch and leisure nearby.

## Accommodation

The accommodation comprises the following areas:

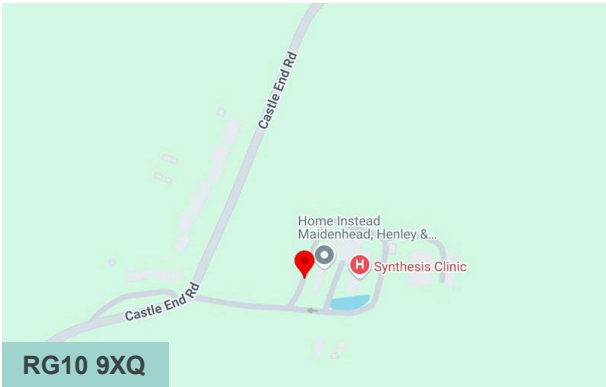
| Name        | sq ft | Quoting rent | Availability |
|-------------|-------|--------------|--------------|
| Unit - Two  | 291   | £10,000 p.a. | Coming soon  |
| Unit - Four | 794   | £18,000 p.a. | Available    |
| Total       | 1,085 |              |              |

## Viewings

Viewings can be arranged by appointment with the sole agents.

## Terms

A new Full Repairing and Insuring Lease is available from the landlord on terms to be agreed.



## Viewing & Further Information



**Harry Gornall-King**  
01189557075 | 07738104806  
[h.gornall-king@hicksbaker.co.uk](mailto:h.gornall-king@hicksbaker.co.uk)



**Dominic Faires MRICS**  
07967 375962  
[d.faires@hicksbaker.co.uk](mailto:d.faires@hicksbaker.co.uk)