

USE CLASS E



Unit 4 Granary Court

Fair Oak Green, Stratfield Saye, Reading, RG7 2DL

Self-contained Barn Conversion Offices Set Within An Attractive Courtyard Development

506 sq ft
(47.01 sq m)

- Now only £875 pcm
- On site children's soft play centre and dog groomers
- Fully self-contained over ground and first floors
- DDA compliant with WC and kitchenette
- 4 car parking spaces plus visitors
- Includes 2 separate rooms

01256 840777

www.bdt.uk.com

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Summary

Available Size	506 sq ft
Rent	£875 per month
Business Rates	N/A
Service Charge	£1,762.52 per annum Includes building insurance, refuse collection and CCTV
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Granary Court comprises an attractive courtyard development of 9 business / office units set within a pleasant rural setting. Each office has been sympathetically restored and converted to a high standard of finish.

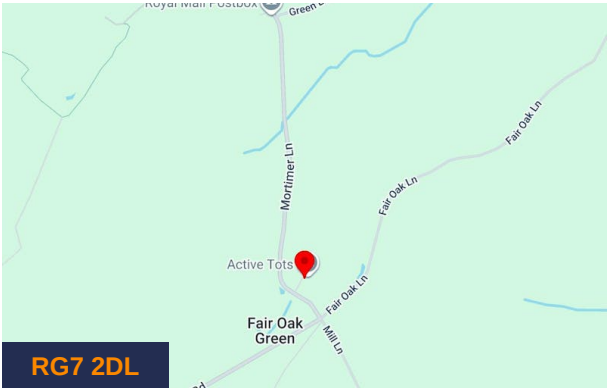
Unit 4 comprises all of the ground floor accommodation. The ground floor provides an open plan, plus 2 partitioned rooms. The property utilises many of the original building materials, including exposed timber beams.

Location

Granary Court is located at Fair Oak Green, at the junction of Fair Oak Lane and Mortimer Lane. Local amenities are provided in the nearby villages of Mortimer and Bramley which have railway stations located on the branch line between Reading and Basingstoke. The A33 is easily accessible approximately 2 miles distant and provides access into Reading (junction 11 M4 motorway) 8.5 miles distant and Basingstoke (junction 6 of the M3 motorway) 7.5 miles distant.

Terms

The Landlord's agent shall issue the standard short form lease.



Viewing & Further Information



Russell Ware
01256 840777 | 07747 846422
Russell.Ware@bdt.uk.com



Andy Gibbs
01256 840777 | 07766 951719
andy.gibbs@bdt.uk.com



