



Suite 2, Maiden Lane Centre

Reading, RG6 3HD

**Modern first floor
commercial space available.**

706 sq ft
(65.59 sq m)

- Modern first floor commercial space
- Kitchenette and WC
- Great selection of onsite amenity
- Unlimited parking (first come first serve)
- Alternative uses will be considered (STP)

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Summary

Available Size	706 sq ft
Rent	£16,000 per annum
Rates Payable	£7.24 per sq ft Small business rates relief may apply. Applicants should undertake their own due diligence.
Rateable Value	£10,250
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	C (58)

Description

Suite 2 at Maiden Lane Centre is a good quality, self-contained first floor unit benefiting from free on-site parking (on a first come first served basis). Suite 2 is in good condition. The current specification includes LED spotlights, wall mounted comfort cooling and heating, perimeter trunking and a kitchen/tea point.

Location

Maiden Lane Centre is a bustling commercial centre in Lower Earley providing immediate access to amenities including a Sainsburys Local, restaurants, café and shops. The precinct has a large car park which allows ample free parking.

The property is located approximately 3 miles south of Reading town centre with excellent road communications. The M4 motorway is easily reached via Junction 11 and A329M/Junction 10, both of which are less than 2 miles away. Lower Earley railway station is approximately 7 minutes' drive with regular services to London Waterloo, Reading and all points in between.

Terms

A new FRI lease is available from the landlord on terms to be agreed.



Viewing & Further Information



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