



Rural Business Unit in Shurlock Row, Near Bracknell

Unit 2

Manor Farm, Shurlock Row, Reading,
RG10 0PY

Industrial

TO LET

1,544 sq ft

(143.44 sq m)

- Located Close to Bracknell, Wokingham and Maidenhead
- Beautiful, Rural Surroundings
- Excellent Parking Ratio
- Roller Shutter Door
- Warehouse, Office and Small Mezzanine
- Kitchenette & WC

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Summary

Available Size	1,544 sq ft
Rent	£22,000 per annum Exclusive
Rates Payable	£8,857.25 per annum Please check with the Local Authority
Rateable Value	£17,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.50 per sq ft Subject to Annual Variances
EPC Rating	D (88)

Description

Unit 2 Manor Farm consists of Warehouse space with Small Office and Mezzanine. There is a WC and Kitchenette. The Roller Shutter Door offers easy access to the unit and there is excellent parking.

This is ideal for light manufacturing, storage and distribution

Location

Manor Farm Estate is set in pleasant rural surroundings on the outskirts of Shurlock Row village. In addition to its idyllic setting, the scheme is only a few minutes drive from the M4 being just a few miles from the major centres of Bracknell, Wokingham, Maidenhead and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,336	124.12
Mezzanine	208	19.32
Total	1,544	143.44

Viewings

Strictly by appointment with the sole agent Page Hardy Harris

Terms

Available on a new lease, for term to be agreed. The lease will be direct with the Landlord.

Business Rates

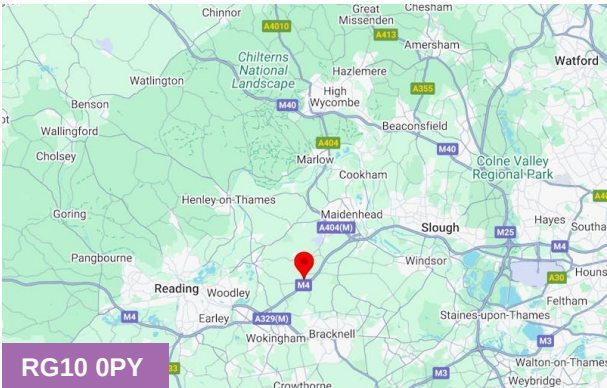
The Tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT which may be chargeable.



Viewing & Further Information



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