

CHARACTER OFFICES IN PERIOD BUILDING
2,369 sq ft (220 sq m) - TO LET



HARE
HATCH
GRANGE

BATH ROAD, HARE HATCH, BERKSHIRE, RG10 9SA

HARE HATCH GRANGE



- 2,369 sq ft (220 sq m)
- Well located offices with good access to motorway and rail networks
- Prominently located on the A4 Bath Road
- Beautifully landscaped grounds
- Excellent On Site Parking

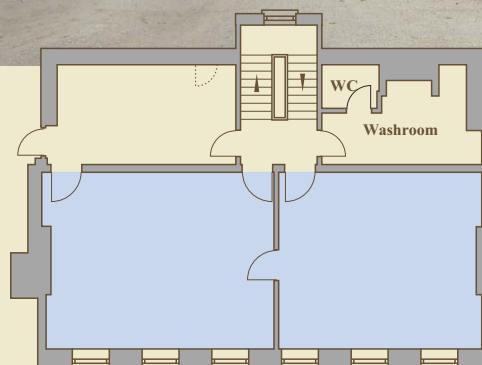
Location

Hare Hatch Grange is prominently located on the A4 between Maidenhead and Reading. The A404M is a short drive away, providing excellent access to the national motorway network and Heathrow Airport. Twyford village is less than 2 miles away, offering local amenities and a mainline rail service to London Paddington.



Description

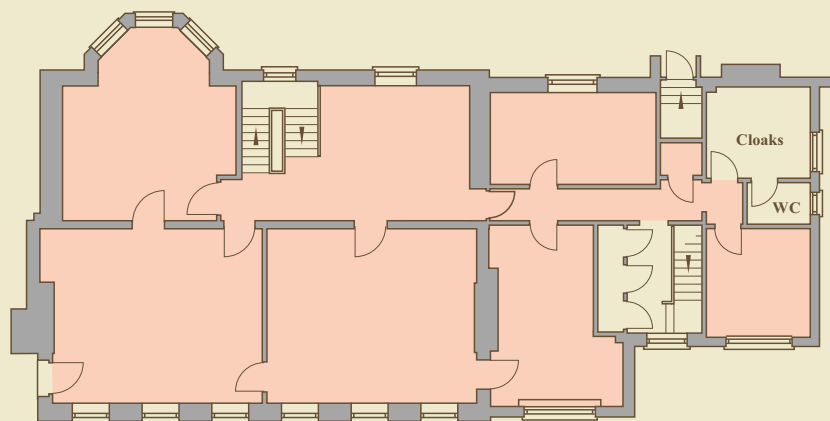
Hare Hatch Grange is an elegant Georgian listed building, set in approximately 5 acres of landscaped grounds with excellent on site parking. The available suite is arranged over first and second floors, offering a mix of open plan and private office space. The suite benefits from period features, kitchen facilities, excellent natural light, views over the landscaped grounds and 12 car parking spaces.



Second Floor

Hare Hatch Grange Floor Areas

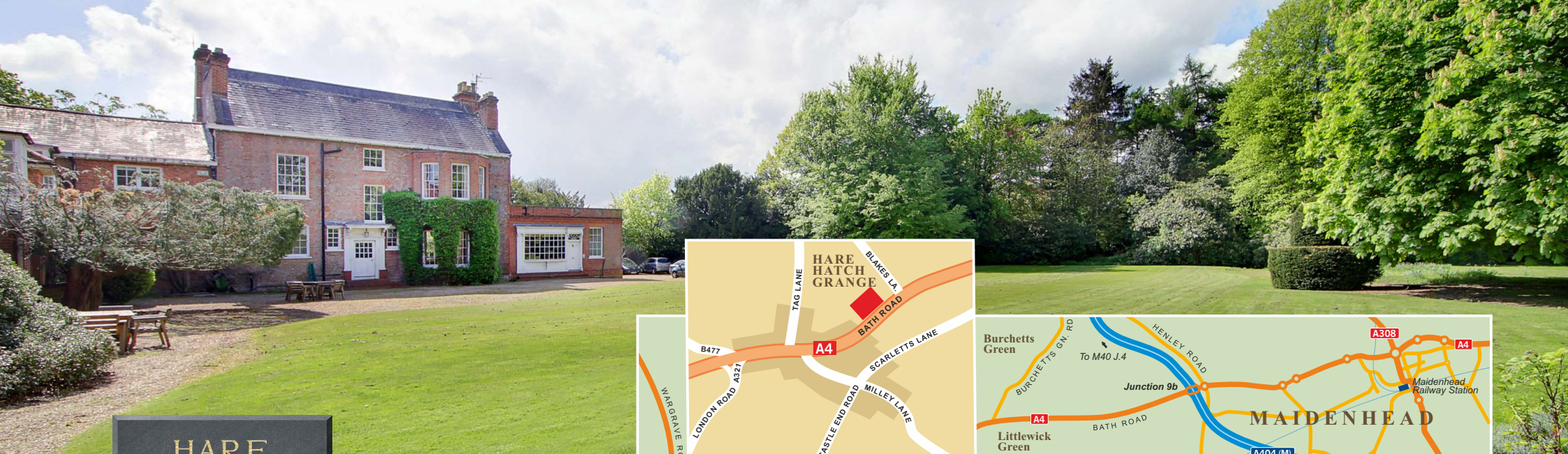
First Floor	1,662 sq ft	154 sq m
Second Floor	707 sq ft	66 sq m
TOTAL	2,369 sq ft	220 sq m



First Floor

Indicative floor plans





HARE HATCH GRANGE

BATH ROAD, HARE HATCH, BERKSHIRE

VAT: All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs: Each party to be responsible for their own legal costs incurred in any transaction.

Terms
£19 per sq ft per annum exclusive.

Business Rates & Service Charge
The tenant will pay Business Rates to the local authority.
The landlord will manage the building via a traditional service charge regime.



Viewing and Further Information
Viewing strictly by prior appointment with the sole agent:

Jennifer Lamb: 01628 678188
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