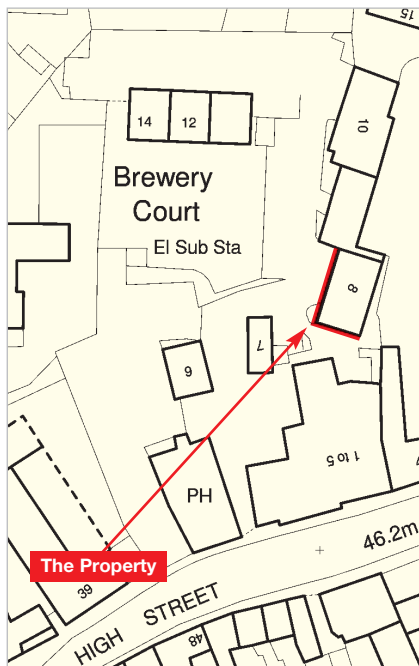


Theale

Unit 8 Brewery Court Brunel Road RG7 9AJ

- **Attractive Freehold Office Investment**
- Forms part of the attractive Brewery Court development
- Located off Theale High Street
- Offices totalling 198.50 sq m (2,137 sq ft) with 7 car parking spaces
- Let to Osirium Limited
- Reversion 2016
- Current Rent Reserved
£36,306 pa



Tenure
Freehold.

Location

Theale is an attractive village 5 miles south of Reading, 15 miles north of Basingstoke and 45 miles west of London. Theale is accessed via the A4 which in turn leads to the M4 Motorway and has good rail communications into London. London Heathrow Airport is located some 34 miles to the east.

The property is situated in the ever attractive Brewery Court development, conveniently located off Theale High Street. The complex includes an attractive communal garden for the use of all occupants and is close to a range of shops and public houses. Occupiers close by include Lloyds Bank, Southern Housing Group, Warner Land Surveyors, Cray UK Ltd, Tony Roe Solicitors, NFU Mutual, The Tenants Farmers Association and Theale Wellbeing Centre amongst others.

Description

The property is arranged on ground and first floors to provide a self-contained office building, forming part of the Brewery Court office complex. The offices are carpeted with a suspended ceiling and central heating. The property benefits from 7 car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor	97.50 sq m	(1,050 sq ft)
First Floor	101 sq m	(1,087 sq ft)
Total	198.50 sq m	(2,137 sq ft)

Tenancy

The entire property is at present let to OSIRIUM LIMITED for a term of 5 years from 5th December 2011 at a current rent of £36,306 per annum. The lease contains full repairing and insuring covenants.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Jenny Carson, DAC Beachcroft LLP. Tel: 0117 918 2202 e-mail: jcarson@dacbeachcroft.com