

**TO LET  
REFURBISHED OFFICE SUITES  
1,000/1,474/1,865 SQ FT**



**LODDON VALE HOUSE  
HURRICANE WAY  
WOODLEY  
READING RG5 4UL**

**DESCRIPTION**

Loddon Vale House is an attractive 1980's office building with good parking provision. The suites are arranged on ground and first floor and are self-contained, benefiting from a good level of natural light, part air-conditioning and kitchen facilities. The current planning is for B1 offices but



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the suites may be suitable for other uses subject to planning.

## **LOCATION**

The property is well positioned off Hurricane Way in Woodley and very close to both the A329M at Winnersh Triangle to the south and the A4 to the north. Direct access can be gained to the M4 via the A329M at Jct 10 and Woodley centre is a short drive away where a good variety of shopping facilities are available.

## **AMENITIES**

- Intercom entry system
- Kitchen
- Part air-conditioning
- Male & female wc's
- Good on-site parking

## **ACCOMMODATION**

We understand that the net internal floor areas are as follows:

Suite B	1,865 sq ft
Suite D	1,474 sq ft
Suite 9	1,000 sq ft

**EPC** – the rating is C/D.

## **RENT**

£10.00 per sq ft.

## **SERVICE CHARGE**

A service charge is payable to cover the cost of the external maintenance and landscaping, cleaning of common parts and general repairs around the estate. The suites are heated from a communal boiler. The current service charges are as follows:

Suite B	£8,124 per annum
Suite D	£5,805 per annum
Suite 9	£2,544 per annum

## **VAT**

All prices quoted are exclusive of VAT.

## **LEGAL COSTS**

Each party is to bear their own legal costs in this matter.

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## **VIEWING**

Strictly by appointment through the sole agents – Shaun Walters – 01189 023933 – email: [swalters@parkinsonholt.com](mailto:swalters@parkinsonholt.com).