



MODERN, GOOD QUALITY GROUND FLOOR

OFFICES TO LET
2,100 SQ FT (195 SQ M)

- EXCELLENT PARKING
- AIR CONDITIONING
- LANDSCAPED GROUNDS

The Annexe HURST GROVE

SANDFORD LANE, NR J10 M4, A329(M), WINNERSH, BERKSHIRE RG10 0SQ

LOCATION

Hurst Grove is located in the picturesque village of Hurst, a few minutes drive from the A329(M) which leads directly to Junction 10 of the M4 motorway, providing excellent communications with London, Heathrow Airport, the surrounding area and the national motorway network.

Hurst Grove is also situated midway between Twyford and Winnersh railway stations, providing regular services to London and the West.

ACCOMMODATION

The ground floor office suite provides a 2,100 sq ft (195 sq m) net internal floor area.



DESCRIPTION

Set in Hurst Grove's attractive landscaped grounds and accessed via impressive electric gates which offer a high degree of security, this modern, self-contained ground floor office provides high quality open-plan accommodation. Part glazed demountable partitioning creates four private office/meeting rooms which benefit from:

- suspended ceiling with recessed category 2 and spot lighting
- ceiling and wall mounted air conditioning units
- full access raised floor
- 3 compartment under floor trunking
- gas fired radiator heating
- video entry phone
- excellent natural light
- window blinds
- tea point
- male and females wc's
- 13 car parking spaces

The current tenant has in situ a server cabinet, networking throughout and good quality furniture, all of which may be available by separate negotiation.



c/o Alec White
tel: 0118 939 1600
email: awhite@sharpscommercial.co.uk

TERMS

The office suite is available by way of a new FRI lease for a term to be agreed, contracted outside of the Security of Tenure Provisions of the Landlord & Tenant Act and subject to periodic upward only rent reviews.

RENT

Upon application

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs.

SERVICES / HEALTH & SAFETY

We have not tested the services. Interested parties are advised to make their own enquiries and satisfy themselves concerning all health and safety issues.

VIEWING

For further information and viewing arrangements please contact the joint sole agents:



c/o Mark Harris
tel: 01628 676 001
email: mharris@lsh.co.uk

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