

BUSINESS PREMISES TO LET

THE BUSINESS BOX

229A HYDE END ROAD, SPENCERS WOOD, READING, RG7 1BU

| SELF-CONTAINED BUSINESS UNITS |
| FIXED DESK SPACE |
WITH SHARED AMENITIES FOR LET



ONLINE 3D TOUR AVAILABLE AT WWW.THEBUSINESSBOX.BIZ
INFO@THEBUSINESSBOX.BIZ | 0203 916 5027



BUSINESS UNITS & OFFICE LETTINGS

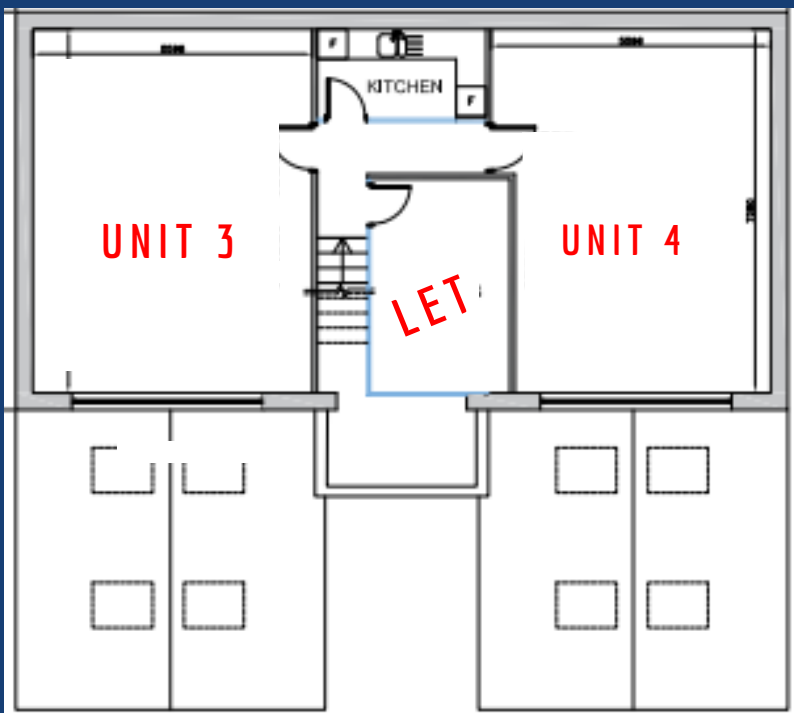
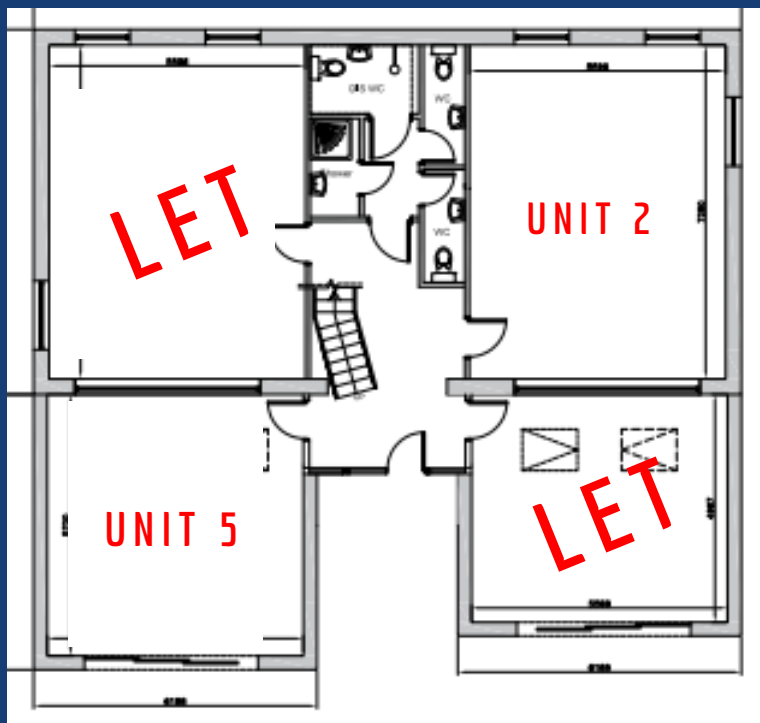
- Newly refurbished self-contained business units
- 3 x WCs (inc. 1 x disabled WC)
- Shower room
- Shared equipped kitchen
- Sheltered & secure cycle store
- Dedicated parking spaces
- 2 EV charging points
- CCTV / building intercom



**RENTAL RATES
FROM
£700- £1,000
PCM**

**SMALL BUSINESS
RATES RELIEF
FOR QUALIFYING
COMPANIES**

**FLEXIBLE LEASE
TERMS**



BUSINESS UNIT & OFFICE LETTINGS

ACCOMODATION

GROUND FLOOR

Unit 1: LET

Unit 2: 462 SQFT / 42.9 M2

Unit 5: 345 SQFT / 32 M2

Unit 6: LET

FIRST FLOOR

Unit 3: 506 SQFT / 47 M2

Unit 4: 452 SQFT / 42 M2

Unit 7: LET

TERMS

- Rental rates from £700 - £1,000 PCM
2-10 person offices
- **Small Business Rates Relief for qualifying companies**
- Flexible lease terms available
- Service Charge rates available on application
- Furnished and unfurnished space available



FIXED DESKS - ONLY £250 PCM

- Dedicated fixed desk
- Services & cleaning included
- Flexible term
- Fixed cost
- Fast move in
- Furnished desk space
- 24-hour access
- Hi-speed broadband & wifi
- Parking
- Equipped kitchen for shared use
- Tea/coffee provided
- Air-conditioning
- 3 x WCs (inc. 1 x disabled WC)
- Shower room
- Sheltered & secure cycle store
- CCTV / building intercom
- Managed directly by the landlord, XP Property



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TRANSPORT OPTIONS



- Indian Restaurant
- Hair & Beauty Salon
- Dry Cleaners
- Pharmacy
- Shop & Post Office
- Garden Centre & Cafe
- Petrol Station
- Bakery

Bus Routes: 'Leopard 8' - Hourly - 40mins from Reading Mainline Station | 'Leopard 9' - Hourly - 40 mins from Reading Mainline Station | 'Tiger 7' - Every 1-2 hours - 40 mins from Reading Mainline Station (incl. walking time)



Park & Green Space Off-Site Overflow Parking

ADDITIONAL INFORMATION

TERMS

Leases are available direct from the landlord, on terms to be agreed.

MANAGEMENT

Communal Building Management,
direct with the landlord,
XP Property.

VIEWING

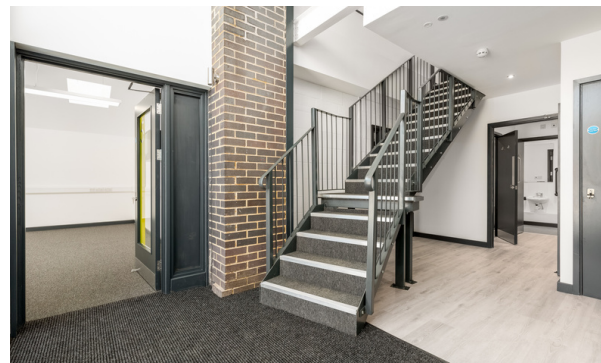
Viewing strictly by prior
appointment.

CONTACT

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All images are for indicative purposes and details may vary.





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