

BUSINESS UNIT TO LET

11,700 sqft/ 1087 sqm (approx.) Site area 1.175 acres
Suitable for sub-division
Suitable for alternative uses stpp
Large parking area for over 100 cars.

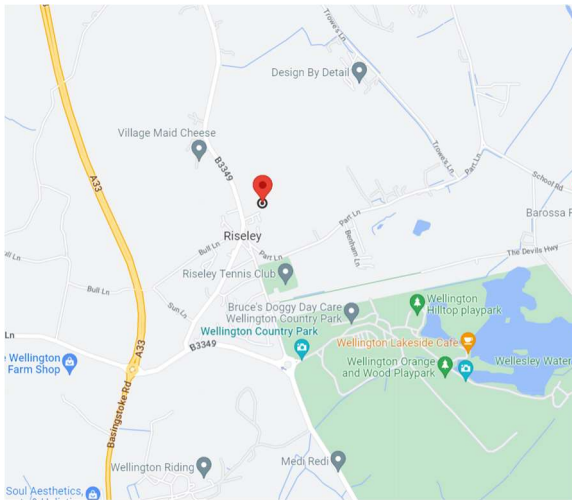


**NAPOLEON HOUSE
RISELEY BUSINESS PARK
BASINGSTOKE ROAD
RISELEY, READING
RG7 1QF**



LOCATION

Napoleon House is situated in the centre of Riseley and offers a quiet and private location on a self contained site. Riseley is a 6 minute drive (4 miles) from junction 11 of the M4 motorway and offers a range of local amenities including a village pub and tea room. Other local amenities include Wellington County Park and Farm Shop as well as Heckfield Place Hotel.



DESCRIPTION

The building is predominantly set out as office space and has previously been subdivided into two separate units. There are two loading doors in different parts of the building which provide access to small holding areas. The building is in need of some repair but offers great potential for a range of occupation uses. The site provides a total of 1.175 acres including parking for over 100 cars and is accessed via security gates.

TERMS

The building is available on a new lease for a term to be agreed at an annual quoting rent of £165,000. **Our client may consider a freehold sale.**

Details compiled April 2023

ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground & First Floor	1,087	11,700
APPROX. TOTAL	1,087	11,700

AMENITIES

- Male/Female W/C's
- Kitchen facilities
- Gated entrance
- Mixed use, self-contained building
- Suitable for subdivision
- Parking for over 100 cars
- Potential for alternative uses (stpp)
- Large site area 1.175 acres

BUSINESS RATES

The most recent business rates information shows a rateable value of £103,000 or rates payable of £53,150 pa.

EPC

EPC D (88)

VAT

VAT is excluded from all figures quoted.

CONTACT/VIEWING

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