



## 10 Horseshoe Park

Pangbourne, Reading, RG8 7JW

**Industrial Investment in  
established and well located  
business park.**

**2,396 sq ft**  
(222.60 sq m)

- Good parking
- Well located
- Popular location
- Well managed estate
- Attractive yield

## Summary

<b>Available Size</b>	2,396 sq ft
<b>Price</b>	£225,000
<b>Business Rates</b>	The current tenant occupies as 2 entities resulting in a split assessment.
<b>Service Charge</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a purpose built industrial unit set within an established business estate. The property is let until 19th August 2029 with a break option in August 2027. The passing rent is £18,000 per annum and full details of the lease are available on application.

The unit benefits from a high quality mezzanine floor which is currently used for a combination of office and storage.

The property is not elected for VAT.

## Location

Horseshoe Park is located in the attractive town of Pangbourne which enjoys good road access and a railway station.

The estate is close to all town centre amenities and Reading is within 7 miles and the M4 (Junction 12) is less than 10 miles away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,207	112.13	Let
Mezzanine	1,189	110.46	Let
<b>Total</b>	<b>2,396</b>	<b>222.59</b>	

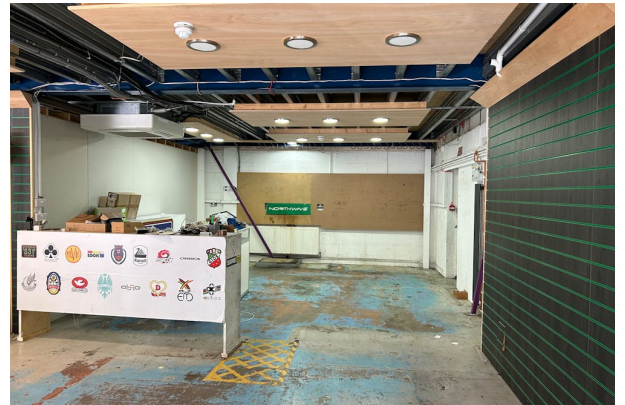
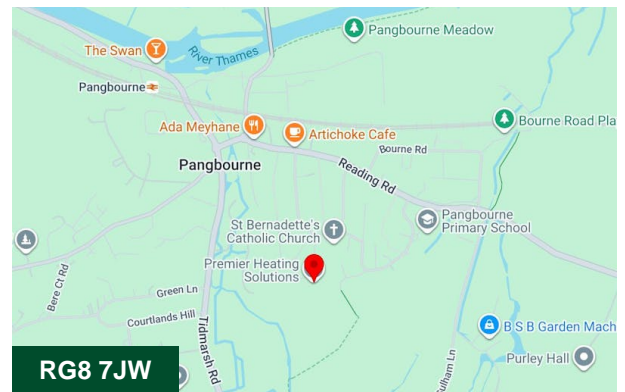
## Viewings

Strictly by appointment with the sole agent.

Derwent Hillside - Matthew Seary - matthew@derwenthillside.co.uk - 07950464618

## Terms

The property is offered for sale with the benefit of the existing occupational lease. Full details available on application.



## Viewing & Further Information



### Matthew Seary

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