

OFFICE INVESTMENT

Excellent Location

FREEHOLD 6.46%



Royal Station Court, Station Road, TWYFORD RG10 9NF

- Let to Architect Practice to August 2031 (break 2026)
- Generous Parking
- Great location opposite railway station
- Rent £38,000

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The Agents and Vendor take no responsibility for any errors, mis-statement or omission in these details. Measurements are approximate and for guidance only.

These particulars do not constitute an offer or contract and members of the Agents' firm have no authority to make any representation or warranty in relation to the property.

LEASE The property is let to Langley Hall Associates on a 10-year

full repairing and insuring lease from 17th August 2021 with a tenant-only break in August 2026. Langley Hall Associates

have been in occupation for over 20 years.

PROPERTY The property comprises 1890 sq.ft. (net) of self-contained

offices on two floors with air-conditioning and a carpark to the rear with 4 spaces. There is an additional area of land blocked by those spaces that can accommodate 3 further cars. In addition the spaces are double depth allowing 11

cars to be parked.

PROPOSAL Offers invited in excess of £560,000 for the freehold interest

in the property reflecting a yield 6.46% after taking into

account purchasers costs of 5.1%.

LEGAL COSTS Each party to bear their own legal costs.

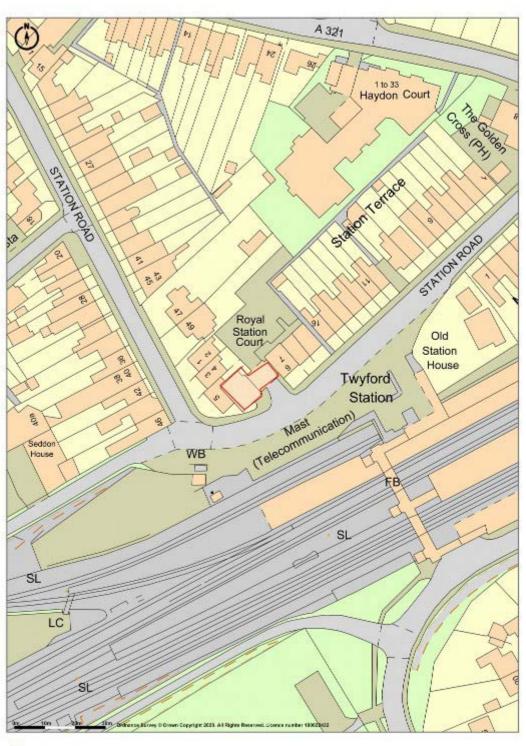
VIEWING Strictly by appointment with sole agents: -

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