

UNITS 2 & 3  
SPIRE RIDGE  
BATH ROAD  
MIDGHAM  
RG7 5XB



## **TO LET**

**2 SMALL UNITS WHICH MAY SUIT A VARIETY OF USES –  
OFFICE, RETAIL, ALTERNATIVE MEDICINE ETC (STP)**

**Approximately 230 & 530 sq ft (21 & 49 sqm)**

- **To Let on new agreement**
- **Accessible location**
- **Parking**
- **Available now**
- **Low Business Rates**

## THE PROPERTY

Two ground floor largely self contained units ideal for smaller businesses.

## DIRECTIONS

From Thatcham/Newbury proceed along A4 towards Reading. Pass the Coach and Horses public house on the left hand side and look out for turning to "Spire Kennels" on left hand side, take this turning. Bear left and left again on drive and park on the pavement to the right hand side.

## UNIT 2

(230 SQ FT) £120 per week (inc VAT)

## UNIT 3

(530 SQ FT) £185 per week (inc VAT)

## OUTGOINGS

Water, Electricity etc in addition.

## BUSINESS RATES

Should qualify for Small Business Relief but Unit 2 Rateable Value is: £850 and Unit 3 Rateable Value is: £2,275.

## VIEWING

Strictly by prior appointment please

**Brunsdon Associates**

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