

35 WALLINGFORD ROAD  
GORING ON THAMES  
OXON  
RG8 0HL



**MODERN LIGHT INDUSTRIAL/BUSINESS/OFFICE UNIT**

**TO LET ON NEW LEASE – AVAILABLE NOW**  
**APPROXIMATELY 1,509 SQ FT (140 SQM)**

- Single storey
- Mix of office and production/storage space
- Self contained
- Loading door
- Part air conditioning and gas central heating
- Good parking
- Convenient location

### LOCATION

Set within a few minutes walk of the railway station and village centre and convenient for Reading, Wallingford and Newbury.

### THE PROPERTY

A traditionally built single storey detached property currently used as light industrial/office space but suitable for a variety of employment uses including storage or office/business use.

### PROPOSAL

A new lease for a term to be agreed. Lease will be outside the renewal provisions of the Landlord and Tenant Act.

### RENTAL

£15,950 per annum

### VAT

TBC

### SERVICE CHARGE & INSURANCE

To be Agreed

### BUSINESS RATES

South Oxfordshire District Council advise that the current **Rateable Value is: £6,500** With a notional **Rates Payable of: £3,006.51**. Small Business Relief may apply.

### VIEWING

By strict appointment please with the Sole Agents

**Brunsdon Associates**

**01635 255501 | [property@brunsden.com](mailto:property@brunsden.com) | [www.brunsdon.com](http://www.brunsdon.com)**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.



# Energy Performance Certificate

Non-Domestic Building



35 Wallingford Road  
Goring  
READING  
RG8 0HL

Certificate Reference Number:  
9290-6918-0303-4180-8060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 87

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	133
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	62.95
Primary energy use (kWh/m <sup>2</sup> per year):	366.73

## Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

100 If typical of the existing stock