

Lemart House, 14 Lemart Close, Tilehurst RG30 4UE



**Business premises with vacant possession (from September 2026)
also important investment income of £6,500 per annum
Close to the centre of Tilehurst
Approached over a short cul de sac, adjoining a large car park
M4 (Junction 12) about 4 miles**

First floor: 4 partitioned offices, 2 at the front and 2 to one side, photocopier room, laundry room, toilets.

Ground floor: former warehouse/storage area now mainly open plan leading to kitchen, storeroom, shower room and cloakroom.

3-4 car parking spaces.

Income from telecommunications mast £6,500 per annum.

Broadband Speed: Ultrafast 5500Mbps highest available download speed, Ultrafast 5500Mbps highest available upload speed

Energy Performance: Band C

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or wokingham@martinpole.co.uk

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LOCATION/DESCRIPTION: A detached commercial building offered mainly with vacant possession. There is also a telecommunication mast onsite which produces an income of £6,500 per annum, details of lease below. The property may be suitable for a change of use subject to Local Authority approval with particular appeal being the adjoining 96 space car park – rarely if ever fully occupied. The property has a gross internal area of about 138.7 sq m (1,500 sq ft). The site is 0.021 hectares (0.051 acres). 40ft plot width – at least footpath width on either side. The first floor includes an open plan area with 2 partitioned offices at the front with a further 2 partitioned offices to one side overlooking the carpark. There is a lobby leading to male and female toilets and at the rear of the building there is a photocopying room and a further office – currently a laundry room. The ground floor is mainly open plan with a kitchen, storeroom and shower room and cloakroom to the rear of the building. The “back right hand corner” forms part of the commercial lease. At the front there is a forecourt with parking for 3-4 vehicles with pedestrian access to either side of the building. The back wall with adjoining fencing is the rear boundary. The property has gas fired central heating with radiators to all appropriate areas.

SERVICES: We understand mains water, gas, electricity and drainage are connected to the property, gas fired central heating with radiators throughout, Glow-worm gas fired wall mounted boiler in the cloakroom off the shower room on the ground floor.

PLANNING: The property is within the administration area of Reading Borough Council. In our opinion, the current occupation of the building is within Class E (Business) as defined in the Use Classes Order 1987 as amended. There is also a telecommunication mast and associated equipment on the property for which there is planning permission.

TENURE: Whilst there is currently a tenant in occupation of the majority of the building, there is an agreement in place for the Freeholders to accept a surrender of their lease to enable the sale of the building the majority with vacant possession (from September 2026.)

RATEABLE VALUE: Lemart House - £17,000 Telecommunication Mast - £7,500 paid by Leaseholder

TELECOMMUNICATION MAST: There is a lease between SLA Property Company Limited and Cornerstone Telecommunications Infrastructure Limited dated 15th January 2016. The lease is for a term of 15 years ending on 14th January 2031. The current passing rent is £6,500 per annum. The lease relates to part of the premises occupied by Vodafone. The Tenant does not have the right to renew the lease at the end of the term. Rent reviews and break clauses are now time expired.

VAT: The sale price will not be subject to VAT.

VIEWING: Strictly by appointment with the Owners' Sole Agents **Martin & Pole**, Telephone: 0118 978 0777
Email: wokingham@martinpole.co.uk Folio No: 37006

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances and fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.

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