

# Offices



## TO LET

## RENT

**£21.00 per sq ft**

## KEY FACTS

- ☐ To be refurbished
- ☐ Prominent location
- ☐ Meeting rooms
- ☐ Passenger lift
- ☐ Suspended ceilings
- ☐ Central heating
- ☐ Comfort cooling
- ☐ Kitchen
- ☐ Male and female WCs

## Reading – 15 Station Road, Reading, RG1 1LP

15 Station Road	sq ft	sq m
1 <sup>st</sup> floor office	1,021	94.9
<b>Total</b>	<b>1,021</b>	<b>94.9</b>

**FLOOR AREAS** - measured on a Net Internal Basis as per the RICS Code of Measuring Practice 6<sup>th</sup> Edition. These may be subject to review in accordance with IPMS: Office Buildings 2016.

### SERVICE CHARGE

A service charge of £500 per month is payable. This includes:

- Electricity first floor accommodation (based on fair usage)
- Maintaining the common areas
- Maintaining the air conditioning and fire alarms systems
- Building Insurance

### RATES

1<sup>st</sup> Floor: Rateable Value: £8,000  
Uniform Business Rate Multiplier (2016-2017) 49.7 pence

### TERMS

New FR&I leases are available direct from the landlord.

### EPC

TBC

### LEGAL COSTS

Each party is to pay its own legal costs.

### VAT

The property is elected for VAT.

# Transaction • Management • Performance

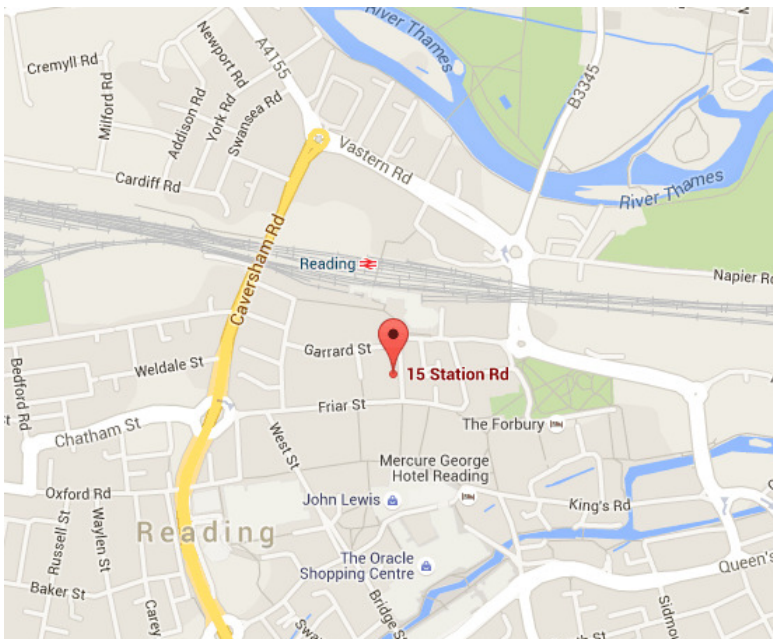
## DESCRIPTION

The property is an attractive 5 storey character office block. Internal access to the available first floor accommodation is either via the main staircase or passenger lift. The suite is due to be refurbished and will consist of open plan office space with a kitchen, separate male & female WCs; reception/lobby area with two private offices; suspended ceilings; sash windows; safe; comfort cooling; perimeter trunking and Category 2 lighting.



## LOCATION

The property is located in the heart of Reading town centre on Station Road, directly between Friar Street and Forbury Road, approximately 200 yards from Reading Station. The property has The Oracle and Reading's other town centre amenities within easy walking distance. As well as good road communications, Reading is a major rail hub with frequent fast services to London Paddington (26 minutes) and many other national destinations. Crossrail arrives in 2019 and there is a regular RailAir coach service linking Reading to Heathrow Airport.



## VIEWING & FURTHER INFORMATION

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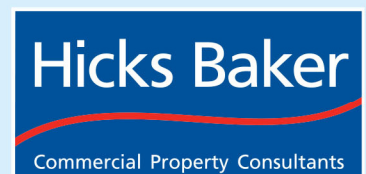
June 2016

## LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

## MISREPRESENTATIONS ACT 1967

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