



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



THE MALTHOUSE

1 Northfield Road Reading RG1 8JA

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	1,414 SQ FT (131 SQ M)

KEY POINTS

- > Modern offices in attractive period building
- > Newly refurbished
- > Walking distance to Reading Railway Station
- > Parking
- > Air conditioning

T: 0118 921 1515 W: haslams.co.uk



Location

The property is situated in Reading town centre on Northfield Road which links directly on to the A329 connecting to the A33 to the south and Caversham to the north. The property is located within a short walk of Reading Mainline station which provides direct access to London Paddington in 25 minutes and is 3 miles from Junction 11 of the M4.

Description

The property comprises an attractive period building arranged over three floors providing a high standard of office accommodation throughout.

The ground floor comprises of a communal reception / entrance lobby, male, female and disabled WC's. A shared large, modern high specification kitchen is available. The first floor provides cellular office space configured in a horseshoe layout with open plan office / conference room space at second floor level.

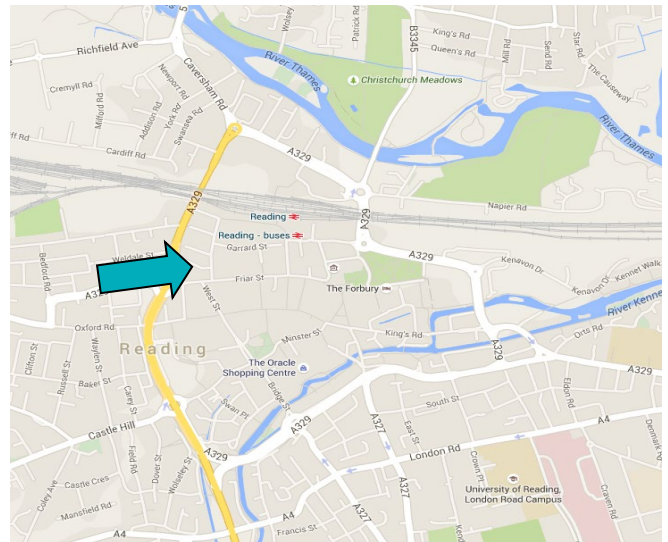
Accommodation

We understand the Net Internal floor areas (NIA) are as follows:

Floor		sq ft	sq m
The Malthouse			
Ground	Reception / Kitchen	426	39.6
First	Offices	587	54.5
Second	Office / Meeting Room	401	37.3
Total		1,414	131.4

Business Rates

Applicants are advised to make their own enquiries via the billing authority Reading Borough Council.



Energy Performance Asset Rating

EPC Rating: C:74

Specification

The property benefits from the following amenities;

- Suspended ceilings with fluorescent lighting
- Perimeter trunking and raised floors
- Gas fired central heating
- Double glazing
- Air conditioning
- Security and fire alarms
- Male and Female WC's
- Modern kitchen
- Minimum of two parking spaces

Terms

The premises are available to let by way of a sublease. Rent available on application.

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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