

Offices



TO LET

RENT

On application

KEY FACTS

- ☐ Highly prominent location
- ☐ On-site parking
- ☐ Air-conditioning
- ☐ Male & female WCs
- ☐ Kitchenette
- ☐ Suspended ceilings with Cat. 2 lighting
- ☐ Lift

Reading – Havell House, 62-66 Queens Road, Reading RG1 4AZ

ACCOMMODATION

	sq ft	sq m
First floor	1,997	185.5

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

RATES

First floor (2017) - £39,250

UBR Multiplier (2019-20): 49.1pence

Prospective tenants should make their own enquiries; contact Reading Borough Council on 0118 937 3787

TERMS

New lease(s) is/are available direct from the landlord on terms to be agreed.

EPC

C69. A full certificate is available on request.

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

All terms are exclusive of VAT.



REAR VIEW

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance

DESCRIPTION

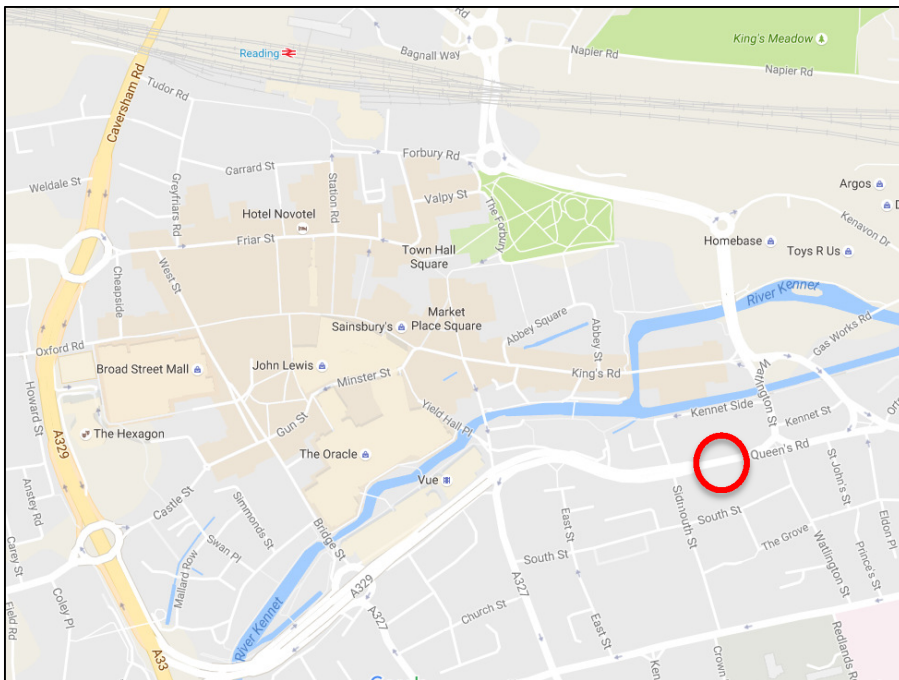
The property comprises a modern specification 5 storey office building constructed in 2000. Havell House has VRV air conditioning with floor by floor control, an 8 person passenger lift, suspended ceilings with Category 2 lighting, full access raised floors and double glazing with opening windows. The property also benefits from a total of 11 car parking spaces to the rear.

LOCATION

Havell House is situated just south of Reading town centre, within easy walking distance of The Oracle shopping and leisure complex. The property is prominently positioned fronting the town's Inner Distribution Road (IDR) which, in turn, provides immediate access to the M4 at Junction 10 (via Kings Road) and Junction 11 (via the A33).

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links. Havell House is within easy walking distance of Reading Station which, following recent major infrastructure investment, is a major regional rail hub with connections to a number of major UK cities, including frequent services to London Paddington (26 minutes), London Waterloo and Gatwick Airport.

Crossrail services will run to and from Reading starting in 2019 and the proposed Western Rail Access to Heathrow (WRaTH) will supplement the direct RailAir coach service which currently links Reading Station to the airport.



VIEWING & FURTHER INFORMATION

Harry Gornall-King

Tel: 0118 955 7075

Email: h.gornall-king@hicksbaker.co.uk

Stephen Head

Tel: 0118 955 7089

Email: s.head@hicksbaker.co.uk

DATE OF PUBLICATION

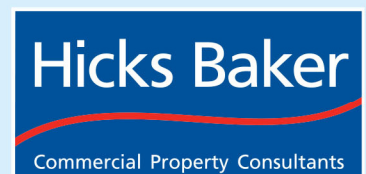
July 2019

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

MISREPRESENTATIONS ACT 1967

Hicks Baker for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation and other details are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No persons in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.



www.hicksbaker.co.uk