



## Reading

### 8 Cholsey House

### Moulsford Mews RG30 1AP

**£15.00 per sq ft**

- Class E use
- 4 parking spaces
- Prominent location
- Comfort cooling
- Category 2 lighting
- Perimeter trunking
- Kitchenette

## Offices to let

ACCOMMODATION	sq ft	sq m
First Floor	2,011	187

Measured in accordance with IPSPM3 as per Code of Measuring Practice 2nd edition

### TERMS

A new lease is available direct from the landlord on terms to be agreed.

### RENT

£30,165 per annum exclusive.

### RATES

Rateable Value: £21,205.

Uniform Business Rate Multiplier (2022-23) 49.9 pence.

### SERVICE CHARGE

A service charge is levied for the upkeep of the common parts of the building. Further details available on request.

### EPC

B(48). A full certificate is available on request.

### VAT

All terms are exclusive of VAT unless otherwise stated.

### LEGAL COSTS

Each party to pay its own legal costs.

For more information please contact **Hicks Baker**

0118 959 6144 [info@hicksbaker.co.uk](mailto:info@hicksbaker.co.uk)






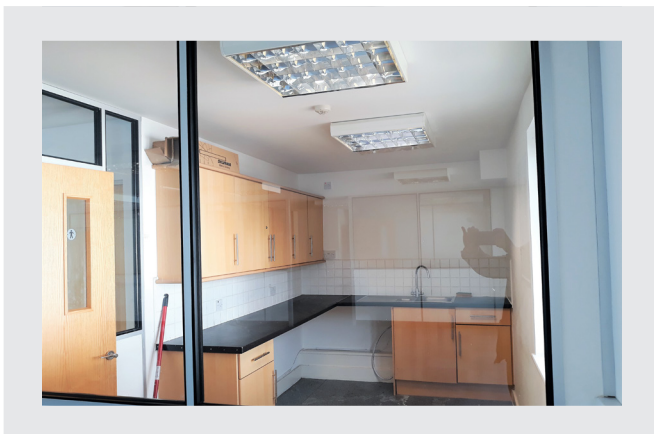
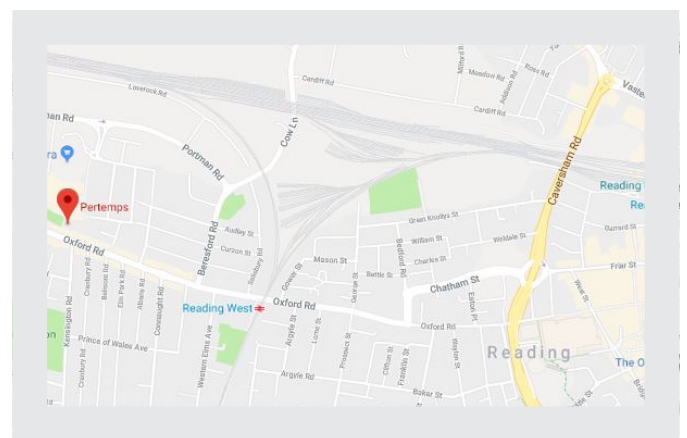
## Description

Modern first floor office accommodation prominently located on the Oxford Road. The suite is potentially suitable for a range of uses under Class E.

Access is via a separate entrance and a passenger lift is also within the demise.

## Location:

	Reading town centre	1.6 miles
	M4 Jct 11	4.3 miles
	M4 Jct 12	4.3 miles
	Reading West to Reading	FJT 4 minutes
	London Paddington	FJT 25 minutes
	Elizabeth Line	TFL services to London
	Railair coach to Heathrow	1 hour 12 mins
	Heathrow by train	55 minutes
	Gatwick by train	1 hour 24 minutes
	Postcode	RG30 1AP
	What 3 words	///analogy.table.silly



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### Code for Leasing Business Premises

We strongly recommend 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. [Click here.](#)

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