

MODERN OFFICE PREMISES TO LET



Flexible self-contained modern offices on Theale Lakes Business Park, close to the M4 and Theale Station.

Units 3 and 4 Theale Lakes

Theale Lakes Business Park, Moulden Way,
Reading, RG7 4AP

Office

TO LET

1,000 to 4,000 sq ft

(92.90 to 371.61 sq m)

- Superb landscaped environment
- Theale Train Station c.15 minutes' walk / 3 mins drive
- Flexible terms to let / assign / may sell
- Fitted / non-fitted options available
- Excellent parking ratio / numbers
- Fast connections to J.12 of the M4 Motorway

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Summary

Available Size	1,000 to 4,000 sq ft
Rent	£15.50 per sq ft Passing Rent
Rateable Value	£46,750
Rates Payable	£5.89 per sq ft
EPC Rating	C (53)

Specifications

Modern open plan offices.

Raised access floors.

Suspended ceilings, LG5 lighting.

Some meeting rooms and kitchen tea points in place.

Location

The property is located within landscaped business park grounds off Moulden Way, within close proximity of Theale Railway Station and a short drive from Junction 12 of the M4.

The location therefore provides accessibility to the amenities of Theale High Street, and the train station is within around 15 minutes' walk away, which provides direct access into Reading (9 minutes) and London Paddington (48 minutes) or west to Newbury (21 minutes).

Amenity in the close environs include the Fox & Hounds PH, with a garden and a rural feel, for traditional local beer, wine and food.

Description

The property comprises of two modern office buildings situated within a terrace of four. The units are of steel frame construction with brick and blockwork elevations.

The offices comprise modern, fitted workstations in an open-plan style over two floors; with separate meeting room areas and kitchen /tea point facilities.

Accommodation

The accommodation comprise the following

Floor / Unit	Size (sq ft)	Size (sq m)	Status
G	1,000	92.90	Available
1st	3,000	278.71	Available

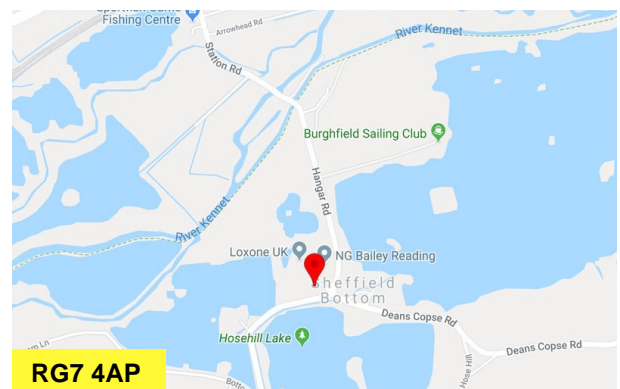
Terms

The floors within each property are available via assignment or sublet on leases expiring 12th March 2027 with break clauses in March 2022.

The properties could potentially be made available on direct terms or for sale through negotiation with the Landlord.

Viewings

Strictly through Vail Williams LLP



Viewing & Further Information

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