



JOHNSON FELLOWS

CHARTERED SURVEYORS

TO LET – ATTRACTIVE OFFICE SUITE

**First Floor Office Suite
Cholsey House
Moulsford Mews
Reading
RG30 1AP**

- Attractive open plan office suite
- Comfort cooling units
- Passenger lift
- Four parking spaces
- Might suit D1 & D2 uses subject to planning



2,011 SQ FT (186.81 SQ M)

Tel: 0121 643 9337 Fax: 0121 643 6407

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LOCATION

The property is situated in a prominent position on the Oxford Road in West Reading, and very close to the 85,000 sq ft Tesco Extra. The offices are within 10 minutes' walk of the town centre and benefit from bus stops on Oxford Road which serve direct routes to the main line railway station.

DESCRIPTION

The accommodation is accessed via a self-contained ground floor entrance, which has a passenger lift.

The accommodation comprises open plan office accommodation at first floor level and the specification includes the following:

- Carpeted floors
- Dado perimeter trunking
- Ceiling mounted category 2 style lighting
- Comfort cooling via wall mounted cassettes

The accommodation has its own WC accommodation and staff / kitchen area.

Externally, there are four car parking spaces available.

ACCOMMODATION

The office accommodation has been measured on an IPMS 3 basis and comprises 186.81 sq m (2,011 sq ft).

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

TENURE

The accommodation is available on a new lease, on terms to be agreed.

RENT

The quoting rent is £30,000 per annum, exclusive, assuming a three year lease commitment to a reasonable covenant strength.

SERVICE CHARGE

A service charge will be payable for the landlord's services provided. Further details can be supplied by the letting agents.

Energy Performance Certificate		HM Government												
Non-Domestic Building														
FIRST FLOOR OFFICE SUITE Cholsey House Moultsford Mews READING RG30 1AP	Certificate Reference Number: 2964-3093-0102-0301-3991													
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.</p>														
Energy Performance Asset Rating														
More energy efficient														
<p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p>														
<p>Technical Information</p> <table border="0"> <tr> <td>Main heating fuel:</td> <td>Grid Supplied Electricity</td> </tr> <tr> <td>Building environment:</td> <td>Heating and Natural Ventilation</td> </tr> <tr> <td>Total useful floor area (m²):</td> <td>257</td> </tr> <tr> <td>Assessment Level:</td> <td>3</td> </tr> <tr> <td>Building emission rate (kgCO₂/m² per year):</td> <td>46.95</td> </tr> <tr> <td>Primary energy use (kWh/m² per year):</td> <td>277.71</td> </tr> </table>		Main heating fuel:	Grid Supplied Electricity	Building environment:	Heating and Natural Ventilation	Total useful floor area (m ²):	257	Assessment Level:	3	Building emission rate (kgCO ₂ /m ² per year):	46.95	Primary energy use (kWh/m ² per year):	277.71	<p>Benchmarks</p> <p>Buildings similar to this one could have ratings as follows:</p> <p>26 If newly built</p> <p>75 If typical of the existing stock</p>
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BUSINESS RATES

According to the Valuation Office Agency website www.voa.gov.uk the premises currently has a Rateable Value of £21,250. Under the current Uniform Business Rate, which does change annually, the business rates payable are in the region of £10,200 per annum.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is attached with these particulars.

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

VAT will be applicable.

VIEWING

All viewings by prior appointment with this office:

CONTACT

Charles Warrack

Email: charles.warrack@johnsonfellows.co.uk

Tel: 0121 234 0457

Mobile: 07977 512 965

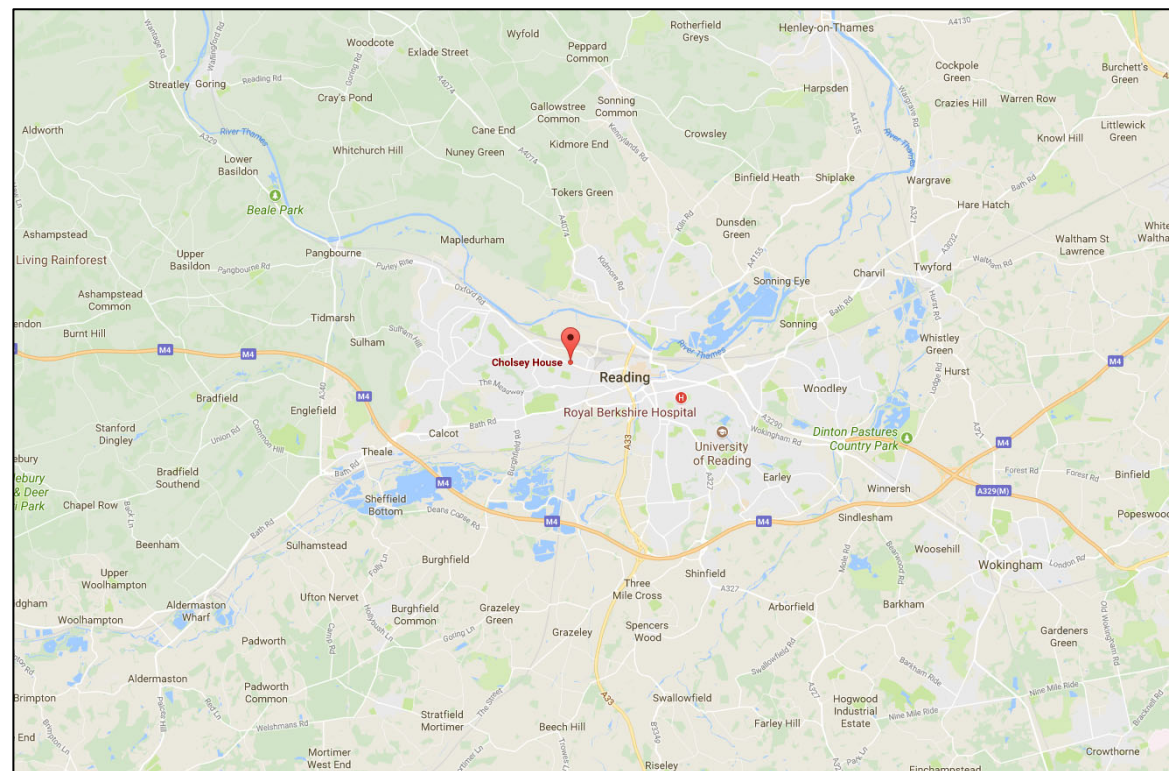
Or

Hicks Baker

Contact Stephen Head or James Moore

Tel: 0118 955 7086 / 07789 001261

Email: s.head@hicksbaker.co.uk j.moore@hicksbaker.co.uk



SUBJECT TO CONTRACT

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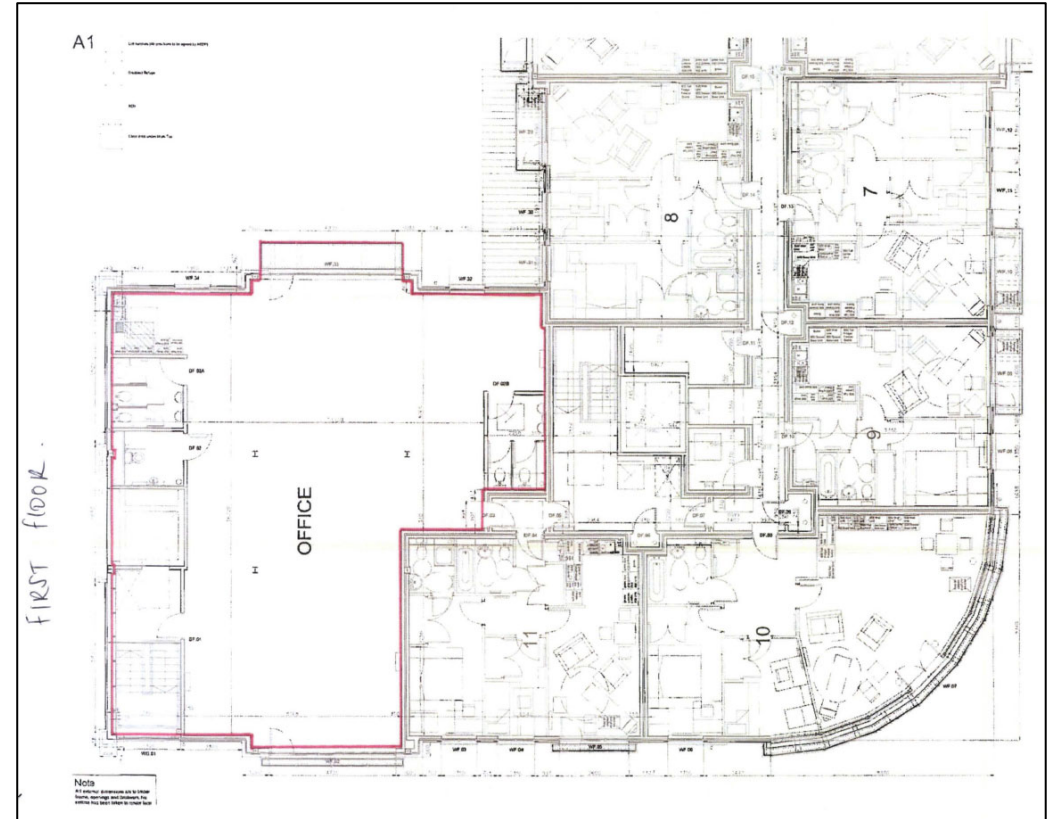
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