

# Offices



## TO LET

### RENT

**£15.50 per sq.ft.**

### KEY FACTS

- Less than 1 mile from Reading Station
- 7 parking spaces
- Modern Kitchen
- Male and Female WCs
- Large Breakout area
- Suspended ceilings
- Good natural light
- Hotel, Restaurant and leisure facilities nearby

**Reading – Unit 6, 12 Richfield Avenue, RG1 8EQ**

### ACCOMODATION

|              | sq ft | sq m |
|--------------|-------|------|
| Ground Floor | 1,017 | 95   |
| First Floor  | 1,079 | 100  |
| Total        | 2,096 | 195  |

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

### RATES

Rateable Value (2017 List): £29,500

Uniform Business Rate Multiplier (2020-21) 49.9 pence

### TERMS

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

### EPC

C (73). A full certificate is available on request.

### LEGAL COSTS

Each party is to pay its own legal costs.

### VAT

The property is not elected for VAT

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# Transaction • Management • Performance

## DESCRIPTION

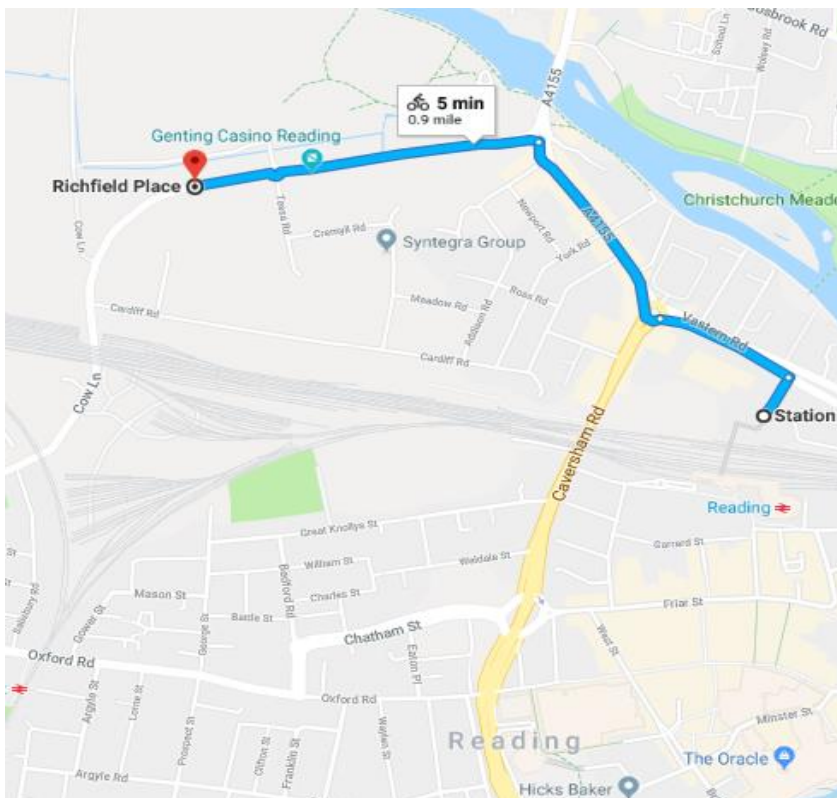
Unit 6, is a self contained two storey office building located within the popular and well established Richfield Avenue business area. The available accommodation benefits from a modern kitchen and breakout area, suspended ceilings and WCs and shower facilities on both floors. There are 7 parking spaces demised with the suite providing an excellent parking ratio of 1:301 sq.ft.

## LOCATION

Richfield Avenue is located within walking distance of Reading station and just north of Reading town centre. Richfield Avenue links with both the Oxford Road heading westbound, the Inner Distribution Road (IDR) which provides access to both the M4 and A4. Along with the neighbouring well established commercial uses the area also benefits from leisure, restaurant and hotel facilities in the immediate facility.

Reading is recognised as the 'capital' of the Thames Valley and is an established business location with excellent road and public transport links. Reading Station has recently undergone major infrastructure investment, it is a regional rail hub with connection to a number of major UK cities, including frequent services to London Paddington (26 minutes), London Waterloo and Gatwick Airport.

The new Elizabeth Line (Crossrail) terminates at Reading and will commence full services in late 2020. The proposed Western Rail Access to Heathrow (WRaTH) will further supplement the direct RailAir coach service which currently links Reading Station to the airport.



## VIEWING & FURTHER INFORMATION

**Harry Gornall-King**  
**Hicks Baker**  
**Tel: 0118 955 7075**  
**Email: [h.gornall-king@hicksbaker.co.uk](mailto:h.gornall-king@hicksbaker.co.uk)**

**Tom Mudie**  
**Hicks Baker**  
**Tel: 0118 955 7086**  
**Email: [t.mudie@hicksbaker.co.uk](mailto:t.mudie@hicksbaker.co.uk)**

## DATE OF PUBLICATION

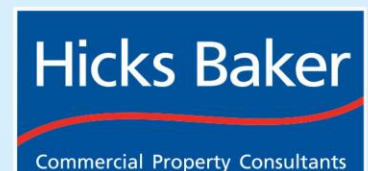
July 2020

## 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](http://www.lettingbusinesspremises.co.uk)

## MISREPRESENTATIONS ACT 1967

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