

FORUM 1

Station Road, Theale, **Reading** RG7 4RA



TO LET

**Modern first floor offices
with excellent road and
rail connections**

6,287 sq ft
(584 sq m)



DESCRIPTION

Forum 1 is a substantial (totalling over 40,000 sq ft) headquarters style office property built to a high specification in 1987.

The available accommodation comprises a self-contained first floor suite which provides highly efficient open plan office space with excellent natural light. The suite, which has been re-carpeted and redecorated, is accessed via an impressive full-height central reception with an internal passenger lift and WCs.

The accommodation can also be offered with the existing fit-out included.

SPECIFICATION

- Air conditioning
- Suspended ceilings
- Raised floors
- 23 on-site parking spaces
- Manned reception/on-site security 24/7
- Attractive full height atrium
- Prominent landscaped frontage
- Previous partitioning layout available

FLOOR AREAS

Measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition):

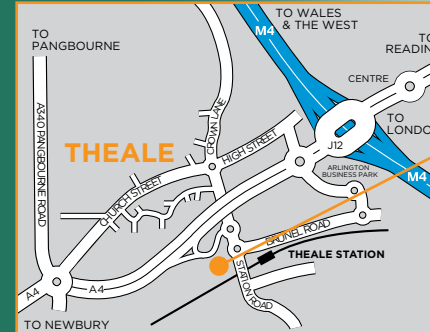
	SQ FT	SQ M
Part first floor	6,287	584



LOCATION

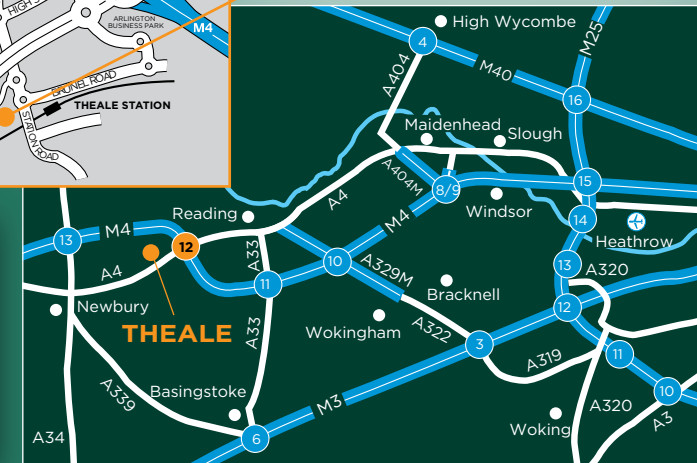
Forum 1 is located directly opposite Theale railway station. The station offers regular and direct services to London Paddington and local connections to Reading and Newbury.

Junction 12 of the M4 motorway is less than 1 mile away, providing fast and direct access to Reading (5 miles), Heathrow Airport (35 miles), M25 (30 miles) and London (45 miles). Theale High Street offers local amenities and is less than 10 minutes walk.



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VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agents:



Stephen Head
s.head@hicksbaker.co.uk
James Moore
j.moore@hicksbaker.co.uk

Particulars are issued by the agents on the understanding that any negotiations respecting the properties mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither agents nor the vendors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the properties should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment before viewing. Subject to contract. Figures are exclusive of VAT. Measurements are approximate. October 2017.

Energy Performance Certificate
0032-0432-9459-5270-5096

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 on the Government's website www.communities.gov.uk/epbc.

Energy Performance Asset Rating	Technical information
More energy efficient A+ 0-25	Main heating fuel: Natural Gas
A 26-50	Building environment: Air Conditioning
C 61-75	Total useful floor area (m ²): 827
D 76-100	Building complexity (NOS level): 4
E 101-135	Building emission rate (kgCO ₂ /m ²): 59.26
F 136-150	Benchmarks
G over 150	Buildings similar to this one could have ratings as follows: 32 if newly built 37 if typical of the existing stock
Less energy efficient	

LEASE

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

RENT

On application.

LEGAL COSTS

Each party is to pay their own legal costs.

RATES

Prospective purchasers should make their own enquiries. Contact West Berkshire Council on 01635 42400.

Rateable Value (2010 List) Part first floor: £114,000

Uniform Business Rate Multiplier 2012/13: 45.8 pence.