



TO LET



Reading

250 South Oak Way
Green Park RG2 6UG

Rent on Application

- High quality office suite
- Excellent parking on site
- Short drive from M4 Jct 11
- Fitted 'Plug and Play' suite
- Significant savings on capex costs
- Access to wide range of amenities
- Full height atrium with staffed reception

First floor office suites to let

ACCOMMODATION	sq ft	sq m
First Floor North	5,302	492
First Floor South	7,606	707
TOTAL	12,908	1,199

Measured in accordance with IPMS3 as per Code of Measuring Practice 2nd edition

TERMS

Each suite is held on a lease until May 2026 with an option to break in May 2024. Alternatively, new longer leases may be available direct from the landlord on terms to be agreed.

RENT

On application.

RATES

North suite Rateable Value: £100,000
South suite Rateable Value: £163,000

Uniform Business Rate Multiplier (2022-23) - 51.2 pence

SERVICE CHARGE

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

EPC

D. 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

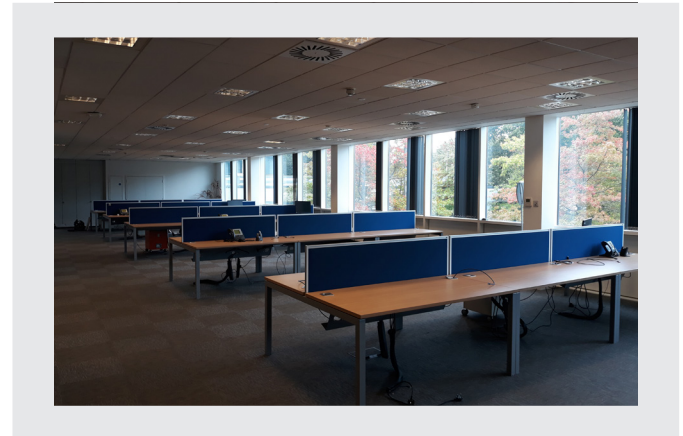
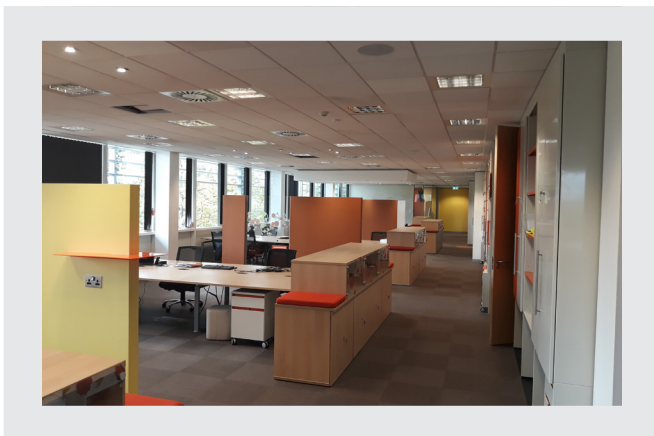
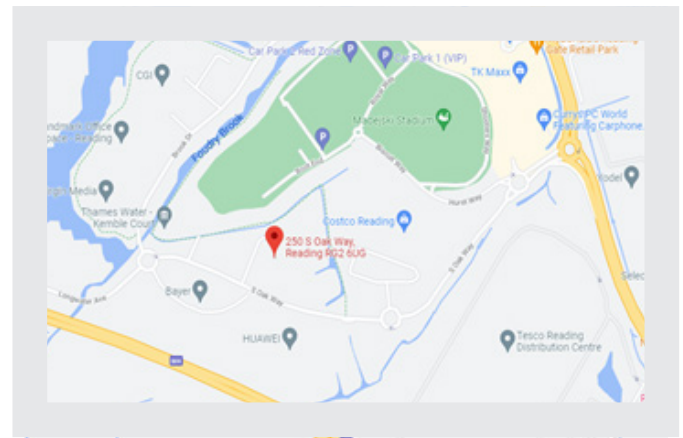


Description

250 South Oak Way is a self-contained three storey building finished to a high standard. The building is immediately adjacent to a wide range of amenities including a gym, café, creche/ nursery and the Zest Brasserie. The accommodation is accessed via an impressive full height atrium with a manned reception. The suites, which are on the same floor linked by a walkway across the atrium, are available either individually or together. The suites are fully-fitted, offering a mix of private offices, meeting rooms, break out areas, collaborative spaces and open plan ready for immediate occupation.

Location:

	M4 Jct 11	1.5 miles
	M4 Jct 10	6.5 miles
	M25	25 miles
	London Paddington	FJT 25 minutes
	London Waterloo	FJT 1 hour 1 minute
	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	RG2 6UG
	What 3 words	///chop.avoid.cigar



Date of publication: June 2022

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.](#)

Misrepresentations Act 1967

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