

Unit 4 now fully-let
to IP Integration
UNIT 3 READY NOW

UNIT



TURNHAMS
GREEN
—
THEALE

9,876 sq ft (917 sq m)

A COMPREHENSIVELY REFURBISHED
HIGH-SPECIFICATION OFFICE BUILDING

turnhamsgreen.co.uk

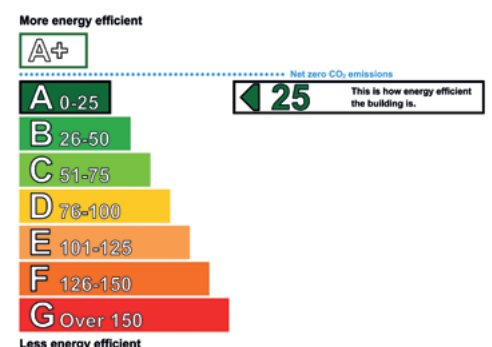


DESCRIPTION

Turnhams Green comprises four high specification two storey office buildings set in an established landscaped environment. Unit 3 is a self-contained detached building split over ground and first floors totalling 9,876 sqft. The building has been comprehensively refurbished to a high standard including new air conditioning and provides light open plan space with a contemporary feel, offering an occupier identity and flexibility.

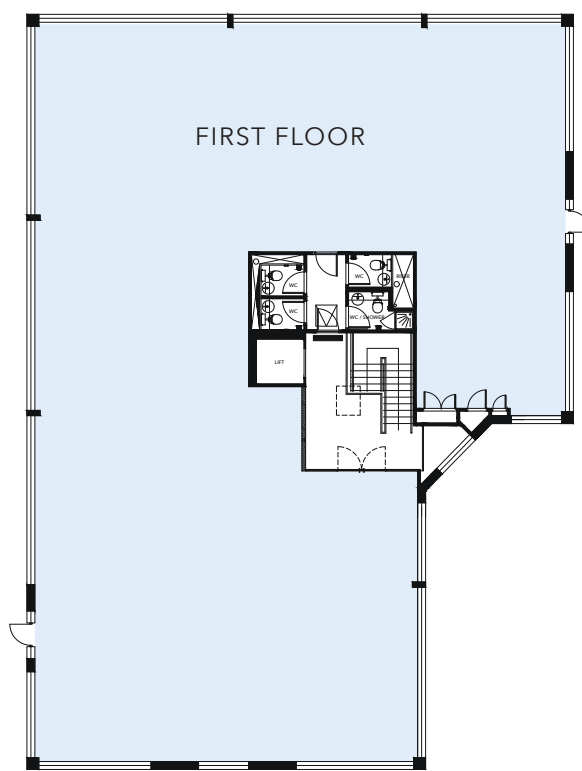
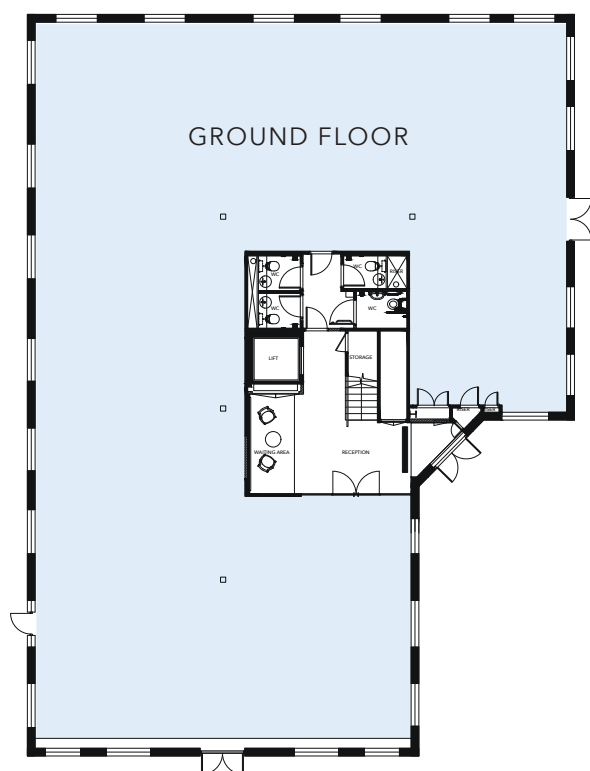
EPC A-25

The building has an exceptional EPC rating of A-25





UNIT 3 FLOOR AREAS	sq ft	sq m
Ground floor	4,940	458.9
First floor	4,936	458.5
TOTAL	9,876	917.4





- 41 parking spaces (1:240 sq ft)
- New VRF air conditioning system
- Full access raised floor
- Metal tile suspended ceilings with LED lighting
- On-site security including gated entrance and CCTV
- High quality W/Cs and showers
- Enhanced reception experience with feature lighting
- New carpets throughout
- Passenger lift
- Cycle storage
- EPC rating: A-25

LEASE

Unit 3 is available on a new lease for a term to be agreed.

UNIT 2

Unit 2 which totals 8,090 sq ft is currently undergoing a similar high quality refurbishment and will be ready for occupation from Spring 2019.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction.

TERMS

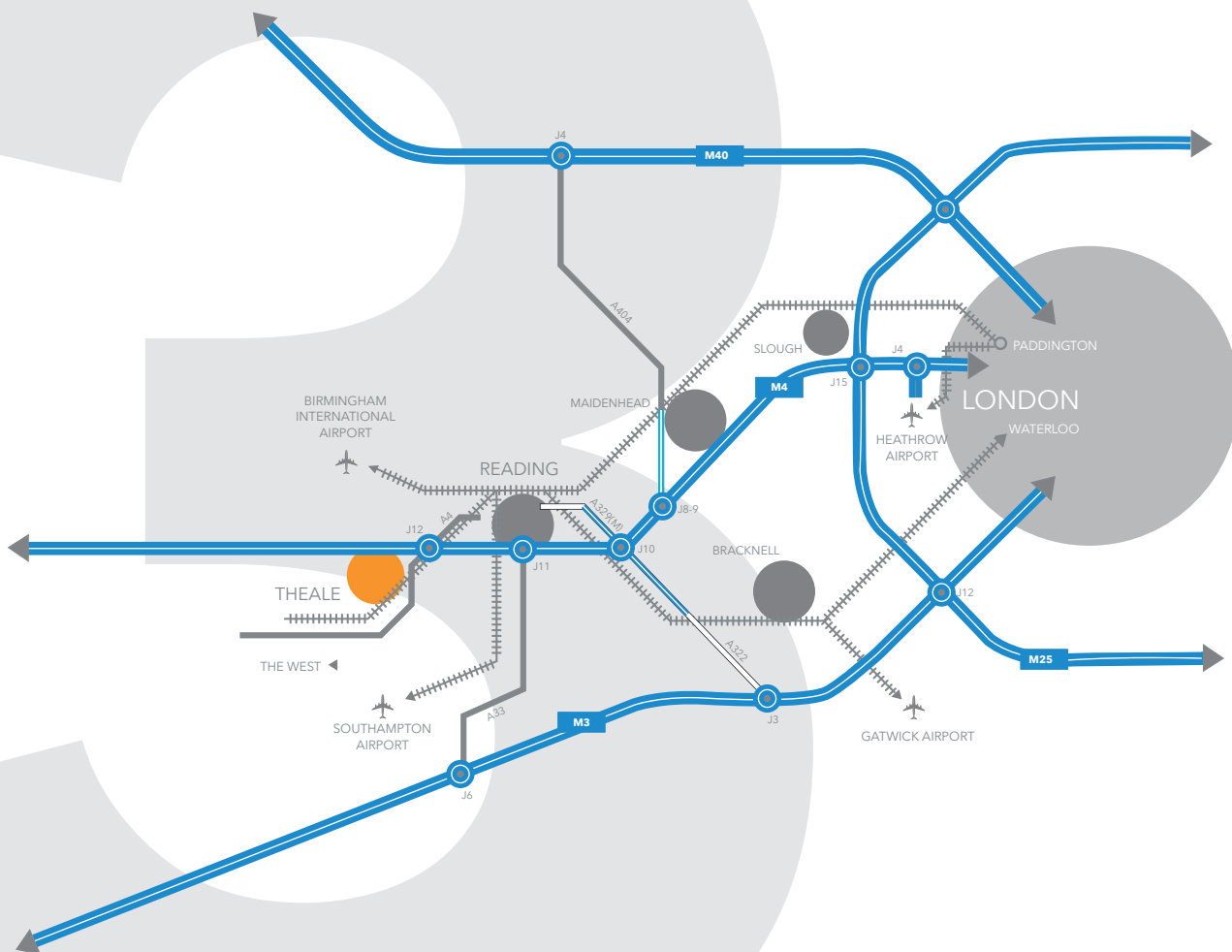
On application.





Turnhams Green Business Park is strategically located just a short distance from Junction 12 of the M4 motorway.

The development is situated close to Sainsburys, Pincents Manor Hotel and the headquarters of Porsche GB and the impressive new Ikea superstore.



LOCATION

Turnhams Green Business Park is strategically located just a short distance from Junction 12 of the M4 motorway. The development is situated close to Calcot Retail Park which includes Sainsburys, Next, Sports Direct and Boots.

Reading is a major road and rail hub and provider for destinations throughout the country. There is a direct service to London Paddington every 15 minutes at peak times (25 minutes journey time). Alternatively, services run from Theale Station which is approximately one mile distant with direct services to London and Reading. There is also a coach link service to Heathrow Airport at regular intervals from Sainsburys.

VIEWING

Strictly by appointment through the agents Parkinson Holt

Darren Parkinson
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Turnhams Green, Pinsents Lane
Theale RG31 4UH

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