

# Offices



## TO LET

### RENT

**£12.00 per sq. ft.**

### KEY FACTS

- Business Unit
- Air conditioning
- Car parking
- Loading door
- WC facilities
- Suitable for alternative uses, subject to planning



## READING – ATTENBOROUGH HOUSE, 15 BENNET ROAD, RG2 0QX

ACCOMMODATION	sq ft	sq m
Ground Floor	4,531	421
First Floor	4,171	387
Total	8,702	808

\*These figures are on a Net Internal Area basis

### DESCRIPTION

Attenborough House is a two-storey self-contained business unit which benefits from air-conditioning on both floors. There are storage areas with a loading door on the ground floor and the first floor is mostly open-plan with partitioned offices. The property could be suitable for a variety of different uses including offices, showroom, light industrial/ R&D space. Alternative uses would be subject to planning.

### RATES

Rateable Value (2019 list): £80,500  
Uniform Business Rate Multiplier (2019-2020) 50.4p.

### TERMS

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

The landlord may consider selling the Freehold.

### EPC

E 106

### LEGAL COSTS

Each party is to pay its own legal costs.

### VAT

All terms are exclusive of VAT. The building is elected for VAT.

### ESTATE CHARGE

The tenant has a responsibility to contribute to repairs to the common parts and this charge is on an ad-hoc basis. More details upon request.

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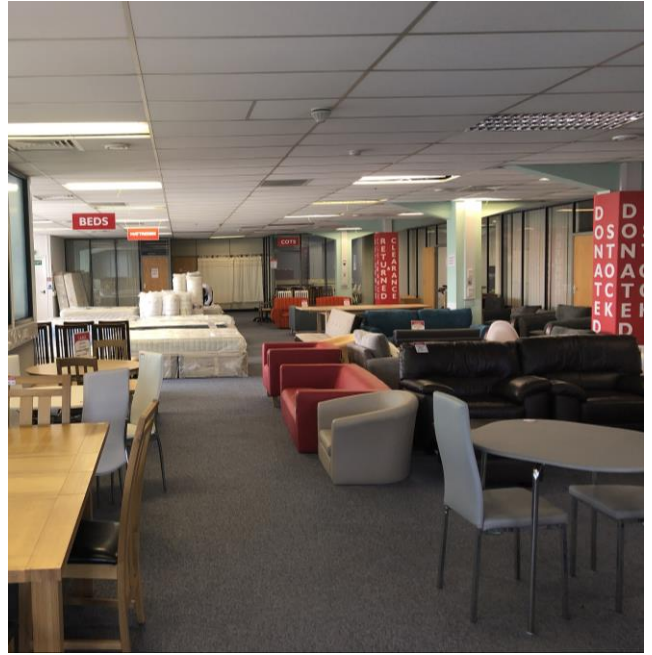
# Transaction • Management • Performance

## LOCATION

Attenborough House is located in the busy commercial area surrounding Bennet Road, it is just two miles south of Reading Town Centre. The recently redeveloped site at Reading Gateway provides additional amenity to the existing restaurants and supermarkets in the surrounding area.

Reading is recognised as the 'capital' of the Thames Valley and is an established commercial location with excellent road and public transport links. Attenborough House is located just off the A322 which is one of the major arterial roads leading from Reading town centre to the M4.

The area is soon to benefit from a new station at Green Park which will provide a rail link into the town centre. From there, Reading Station which, is a major regional rail hub with connection to a number of major UK cities, provides frequent services to London Paddington (26 minutes), London Waterloo and Gatwick/ Heathrow Airports.



## VIEWING & FURTHER INFORMATION

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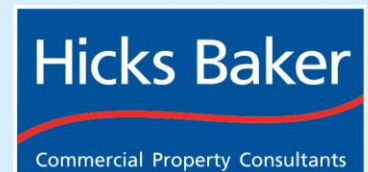
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### LEASE CODE

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.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk)

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