

To Let

**First Floor, Unit 2, Richfield Road,
12 Richfield Avenue, Reading, RG1 8EQ**

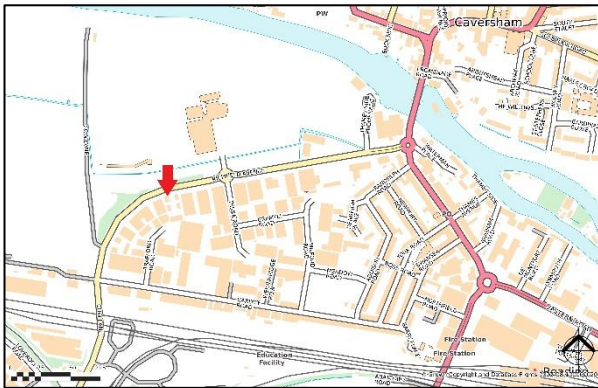
1,200 ft² 111.48m²



Modern first floor office accommodation, within a short walk of Reading station.
3 car parking spaces

Location

The premises are located within Richfield Place office development on Richfield Avenue approximately ½ mile north west of Reading town centre and associated amenities, including the Oracle shopping and leisure complex, as well as Reading train station providing regular high speed services to London Paddington. Reading is within the M4 corridor served by junctions 10, 11 and 12 and has excellent communications with London and Heathrow Airport.



Description

The self contained modern offices are on the first floor and benefit from the following features:

- Suspended ceilings incorporating recessed LED lighting.
- Gas fired central heating.
- Separate male and female wc plus shower.
- Kitchenette.
- Under floor trunking.
- Window blinds
- 3 car parking spaces.
- Security alarm.
- Fully glazed partitions creating meeting room and break out area.



Accommodation

The property provides the following accommodation, measured in accordance with the International Property Measurements Standard 3.

TOTAL **111.48 m²** **1,200 ft²**



Lease Terms

The property is being offered on a new occupational lease for a term to be agreed. The quoting rent is £19,200 per annum exclusive.

Service Charge and Insurance

The tenants contribute to the estate service charge and an apportionment of the building insurance premium. The current Estate Service Charge applicable to the first floor is £1,087.30 plus VAT per annum. Service charge is paid quarterly in advance.

Utilities - Water bills and gas are split 50/50 with the first floor tenant. Electricity is sub metered.

VAT

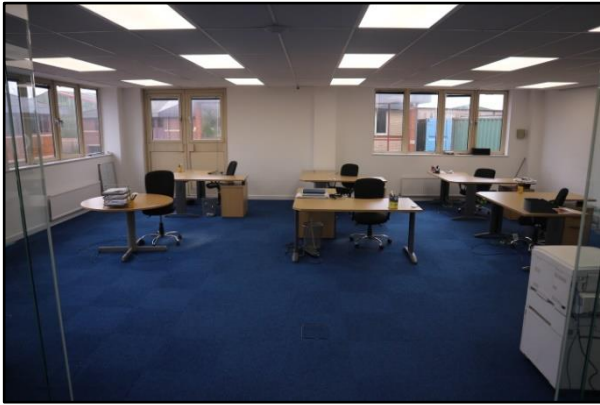
The property is elected for VAT and therefore VAT will be applicable to the rent and service charge.

Business Rates

The premises are assessed as offices and premises with a rateable value of £12,250. Qualifying tenants will benefit from an apportionment of Small Business Rates Relief.

Energy Performance Certificate

The property has an EPC rating of C55. A copy of the EPC is available on request.



Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

Jeremy Sutton, Graham + Sibbald
01793 423351 • jeremysutton@g-s.co.uk
or further information or to arrange an inspection, please contact:

or Joint Agents
Sharps Commercial 0118 939 1600

June 2022

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