



**HASLAM'S**  
CHARTERED SURVEYORS

AVAILABLE IMMEDIATELY

**TO LET**



# 1<sup>st</sup> FLOOR VICTORIA COURT

64 Victoria Road Mortimer Reading RG7 3SG

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>1,200 SQ FT</b> (111 SQ M)

## KEY POINTS

- > Refurbished
- > Open plan offices
- > Good natural light
- > Car parking
- > Air Conditioning
- > 1.5 miles from Mortimer Train Station

T: 0118 921 1515    W: [haslams.co.uk](https://www.haslams.co.uk)



## Location

Victoria Court is situated on Victoria Road in the centre of Mortimer Common, within easy reach of the A33 that leads directly to Reading and Basingstoke, as well as J11 of the M4 motorway.

Mortimer station is only one and a half miles away, providing regular services to Reading Crossrail station.

## Description

A refurbished first-floor office suite within a purpose built two storey office building with onsite parking.

## Specification

- Refurbished
- Immediately available
- Good road and rail links
- Open plan
- LED lighting
- Good natural light
- Intruder and fire alarm
- Car parking
- Kitchenette
- Male & Female WC's
- Heating and air conditioning

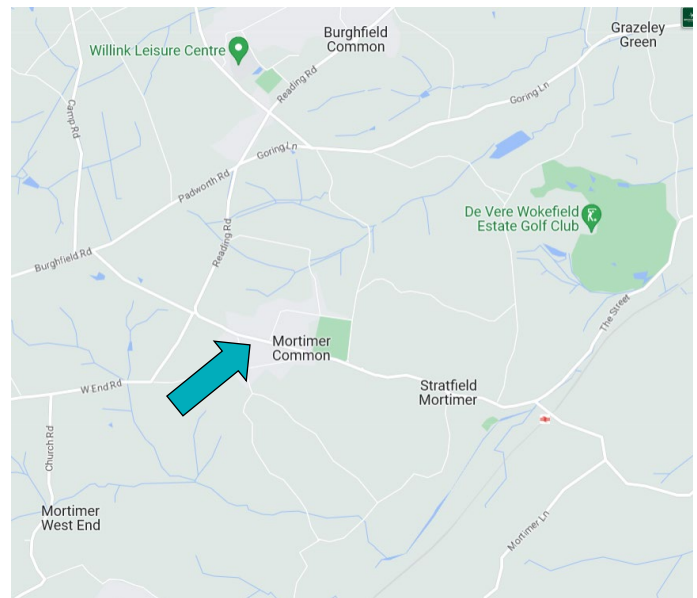
## Accommodation

We understand the Net Internal Area (NIA) is as follows:

Floor	sq ft	sq m
Main office	1,100	102.19
Area next to WCs	100	9.29
<b>Total</b>	<b>1,200</b>	<b>111.48</b>

## Energy Performance Asset Rating

EPC Rating: E:102



## Terms

A new Fully Repairing and Insuring lease for a term to be agreed and contracted outside the Landlord & Tenant Act.

## Rent

£16,800 per annum exclusive.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

## Business Rates (2023/2024)

The Rateable Value for the property is £13,250.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the sole joint agents for further information or an appointment to view.



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