



HASLAM S
CHARTERED SURVEYORS

DAY NURSERY & OTHER USES

TO LET



600 THAMES VALLEY PARK

Thames Valley Park Reading RG6 1PT

TYPE	DAY NURSERY
TENURE	LEASEHOLD
SIZE	3,582 - 7,522 SQ FT (333 - 699 SQ M)

KEY POINTS

- > Two self-contained buildings available separately or combined
- > Next to David Lloyd
- > Car parking
- > Potential for a variety of uses
- > On popular business park



Description

600 Thames Valley Park comprises two purpose built interconnecting single storey buildings. Building 1 comprises an entrance lobby, reception area, office, kitchen and a range of nursery areas alongside ancillary changing room, and WCs. Building 2 interconnecting via a glazed corridor, comprises of a further range of day nursery areas together with a staff room, rear garden, outdoor play areas and ancillary changing areas and WCs. The buildings are available separately or could be combined. To the front there are 14 car parking spaces.

Specification

- 14-car parking spaces
- 2 self-contained buildings
- Fully interconnecting
- Separate toddler and junior nursery's
- Rear secure private garden / play areas
- Potential for other uses subject to approvals
- Excellent road access / communications
- Popular business park in riverside environment

Energy Performance Asset Rating

EPC Rating: D:76

Business Rates (2023/2024)

The Rateable Value for the property is £150,000.

If let separate the Rates Value will be reassessed.

Accommodation

The Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Building 1	3,940	366.03
Building 2	3,582	332.77
Total	7,522	698.79



Location

The property forms part of Thames Valley Park, an established business park which lies approximately 2 miles to the east of Reading town centre. The Park itself is located at the end of the A3290 with the park providing excellent access to junction 10 of the M4 motorway. Thames Valley Park is home to a range of substantial companies including Microsoft, Oracle and British Gas. 600 Thames Valley Park is adjacent to the David Lloyd gym.

Terms

New FRI lease for a term to be agreed and contracted outside the L&T Act.

Legal Costs / VAT

Each party to bear their own legal costs.
The property is NOT elected for VAT.

Viewing & Further Information

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



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