

40rty

CAVERSHAM ROAD



RG1 7EB

1,969 sq ft – 9,351 sq ft

fortycavershamroad.co.uk

40rty Caversham Road is a comprehensively refurbished office building within 3 minutes walk of Reading Station arranged over ground and three upper floors. Conventional leases are available on the ground and third floor.

The building benefits from a manned reception and a modern business centre with conference facilities on the first and second floors.



Specification

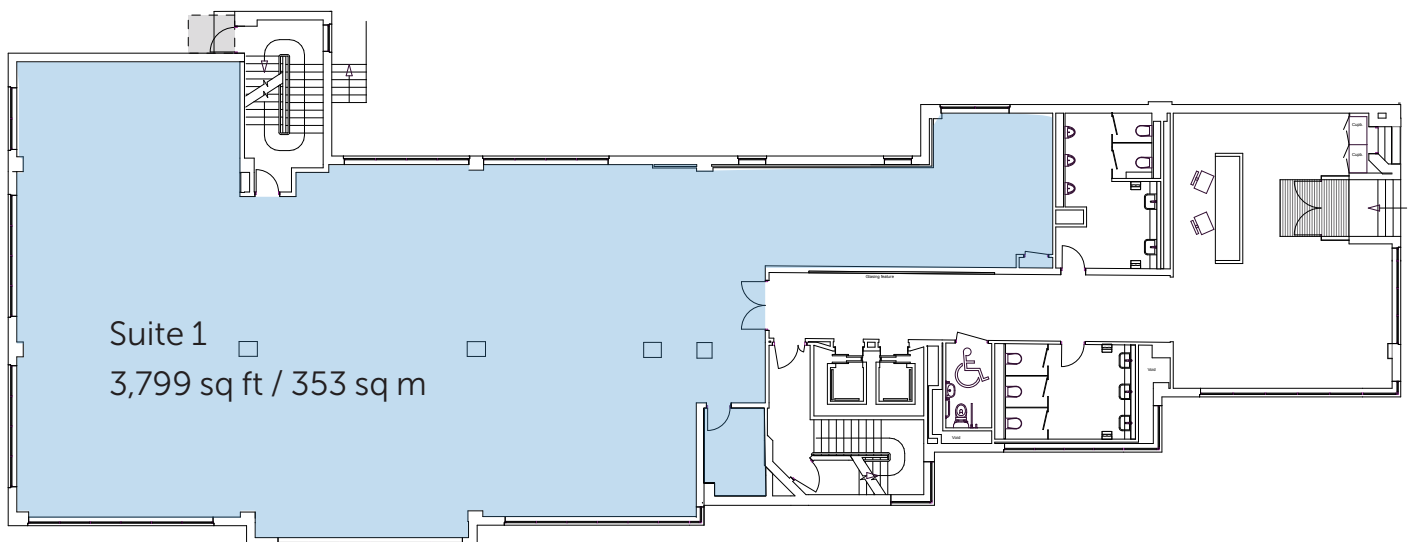
- Air conditioning
- Manned reception
- Conference facilities and meeting rooms available
- Raised floors
- Suspended ceilings with metal ceiling tiles
- LG7 compliant lighting
- EPC D 95
- On-site car parking
- Male and female WCs on each floor
- Disabled WC
- Shower facilities
- Cycle storage

Accommodation

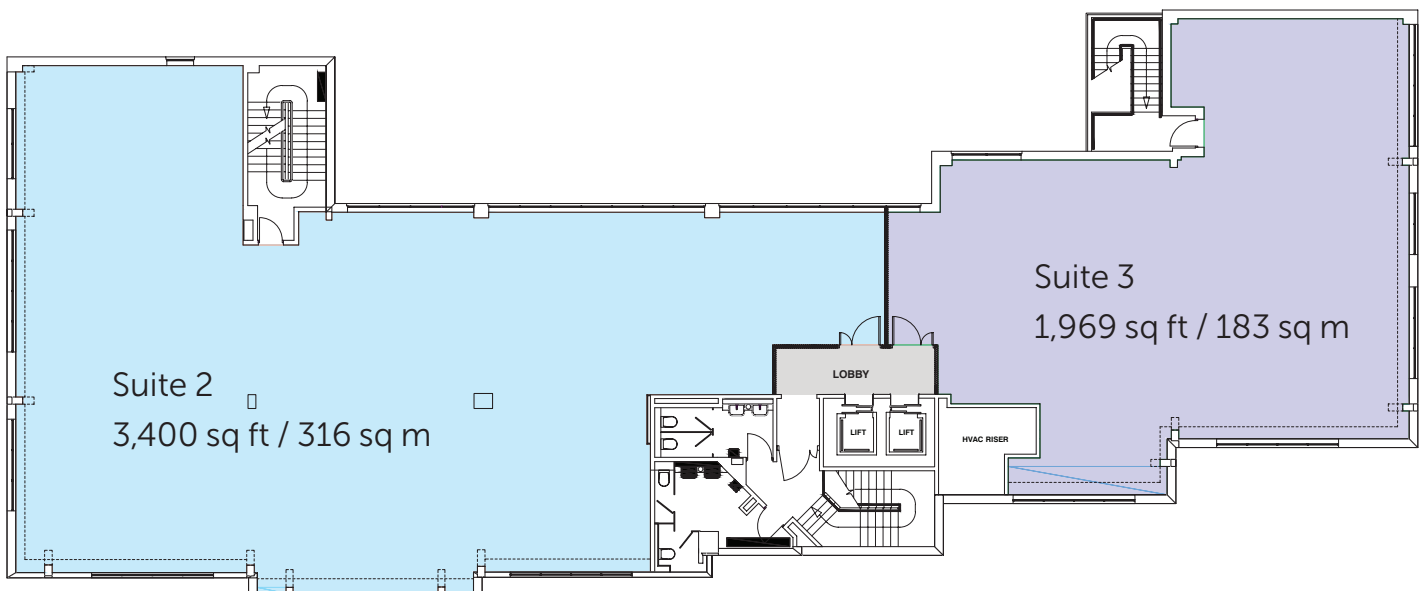
Floor	sq ft	sq m
Ground	3,799	353
First	Business Centre	
Second	Business Centre	
Third	5,552	516

Approximate net internal area

Ground floor



Third floor can be split to provide suites of circa 2,000 sq ft upwards





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Location

40rty Caversham Road, RG1 7BT is situated in Reading town centre less than 500m from Reading station and 750m from The Oracle shopping and leisure complex. The building is prominently positioned on the town's Inner Distribution Road (IDR) which provides immediate dual carriageway access to the A33 Relief Road, leading to Junction 11 of the M4 motorway.

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links.

40rty Caversham Road is within 3 minutes walk of Reading station which, following recent major infrastructure investment, is a major regional rail hub with connections to a number of major UK cities, including frequent services to London Paddington (27 minutes). Crossrail (Elizabeth Line) services will run to and from Reading starting in 2019 and the proposed Western Rail Link to Heathrow (WRLtH) will supplement the direct RailAir coach service which currently links Reading station to the airport.



On the instructions of



The owners support the Code for Business Premises in England Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at: www.commercialleasecode.co.uk

Small business?
For free help on negotiating a lease see www.leasingbusinesspremises.co.uk



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