

Offices



TO LET

RENT

£15.00 per sq ft

KEY FACTS

- ☐ Comfort cooling
- ☐ Category 2 lighting
- ☐ Perimeter trunking
- ☐ Passenger lift
- ☐ Kitchenette
- ☐ 4 Parking Spaces

Reading – 8 Cholsey House, Moulford Mews RG30 1AP

ACCOMMODATION

	sq ft	sq m
Availability	2,011	187

FLOOR AREAS - measured in accordance with IPMS3 as per the RICS Code of Measuring Practice.



RATES

Rateable Value (2017 list): £21,305

Uniform Business Rate Multiplier (2017-2018) 46.6 pence

TERMS

New lease(s) is/are available direct from the landlord on terms to be agreed.

EPC

B - 48

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

All terms are exclusive of VAT.

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance

DESCRIPTION

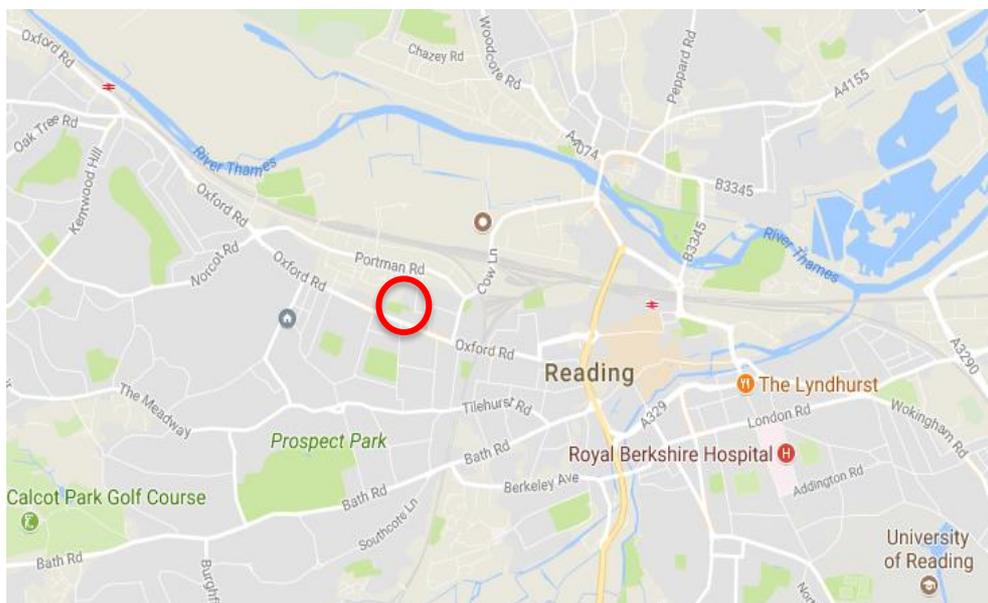
Modern open plan office accommodation located at the first floor level above retail. The premises have separate street level access from Oxford Road. Possibly suitable for alternative uses including D1, STP.

LOCATION

The property forms part of the Battle Farm development fronting the Oxford Road, approximately 1 mile west of Reading town centre. Tesco Extra is next door, with further amenities in the immediate Oxford Road vicinity.

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links. Chelsey House is within easy walking distance of Reading West which links directly with Reading Station. Following recent major infrastructure investment Reading Station is now a major regional rail hub with connections to a number of major UK cities, including frequent services to London Paddington (26 minutes), London Waterloo and Gatwick Airport.

Crossrail services will run to and from Reading starting in 2019 and the proposed Western Rail Access to Heathrow (WRaTH) will supplement the direct RailAir coach service which currently links Reading Station to the airport.



VIEWING & FURTHER INFORMATION

Harry Gornall-King

Tel: 0118 955 7075

Email: h.gornall-king@hicksbaker.co.uk

Charles Warrack

Tel: 0121 234 0457

Email: charles.warrack@johnsonfellows.co.uk

DATE OF PUBLICATION

September 2017

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.leasingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

Hicks Baker for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation and other details are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No persons in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.



www.hicksbaker.co.uk