



1 THAMES COURT

2 Richfield Avenue Reading Berkshire RG1 8EQ

TYPE	OFFICE / POTENTIAL FOR A VARIETY OF USES
TENURE	VIRTUAL FREEHOLD
SIZE	3,134 SQ FT (291.1 SQ M)

KEY POINTS

- > Self-contained building
- > Situated within popular office development on Richfield Avenue
- > Prominent road-facing building
- > Potential for a variety of uses (STP)
- > Ample on-site parking
- > A CQC registered site

Location

The premises are located within the popular Thames Court office development on Richfield Avenue, a short walk from Reading town centre and train station providing regular high-speed services to London (Paddington) and the West Country. Junctions 10, 11 and 12 of the M4 motorway are easily accessible providing excellent communications with London, Heathrow Airport and the national motorway network.

What3Words///libraries.tickets.runs

Description

An attractive, modern, detached, 2-storey, open plan office with a pitched slate roof, good car parking within a short walk to Reading train station.

Specification

- 19 car parking spaces
- A CQC (Care Quality Commission) registered site
- Potential for other uses subject to approvals
- Excellent road access & telecommunications
- Popular business park
- Fitted meeting rooms / private offices
- Suspended Ceiling with LED lighting
- Kitchen, secondary coffee point and WCs
- Furniture available to be included
- Short walk to Reading Train Station
- Ability to split floors into separate, self-contained units (subject to works)

Accommodation

We understand the Net Internal floor areas (NIA) are as follows;

Floor	sq ft	sq m
Ground	1,609	149.5
First	1,525	141.6
Total	3,134	291.1



Energy Performance Asset Rating

EPC Rating: C:58

Business Rates 2023/24

The Rateable Value for this property is £49,250

Terms

The virtual freehold of the property is available to purchase.

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.

Legal Costs / VAT

Each party to bear their own legal costs.
The property is elected for VAT.

Viewing & Further Information

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



Georgia Fearn
0118 921 1513
georgiafearn@haslams.co.uk



Harry Bevins
0118 921 1517
harrybevins@haslams.co.uk

