



BLANDFORD LODGE

Whiteknights Campus Shinfield Road Reading RG6 6DP

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	5,052 SQ FT (469.3 SQ M)

KEY POINTS

- > Character building with period features
- > Selection of office suites
- > Campus setting with ample amenities
- > Close proximity to Reading Town Centre
- > Flexible lease terms

Location

Blandford Lodge is located on the edge of the Whiteknights Campus, to the east of Reading town centre. Reading benefits from excellent road connections to the M4 via the A33, providing convenient access to London, Heathrow Airport, the M25, and the West. Reading Station offers regular services to London Paddington, along with access to the Elizabeth Line. A range of frequent bus services also operates between the campus and the town centre, with journeys to Whiteknights Road taking around 20 minutes.

Description

The Property consists of a period building with multiple suites and rooms. The NIA of the building is approximately 5,000 sq ft. The building is made up of varying sizes of rooms ranging from 52-428 sq ft. There are WCs and Tea points located on the ground and first floors, with two staircases located in the front and rear of the property.

Amenities

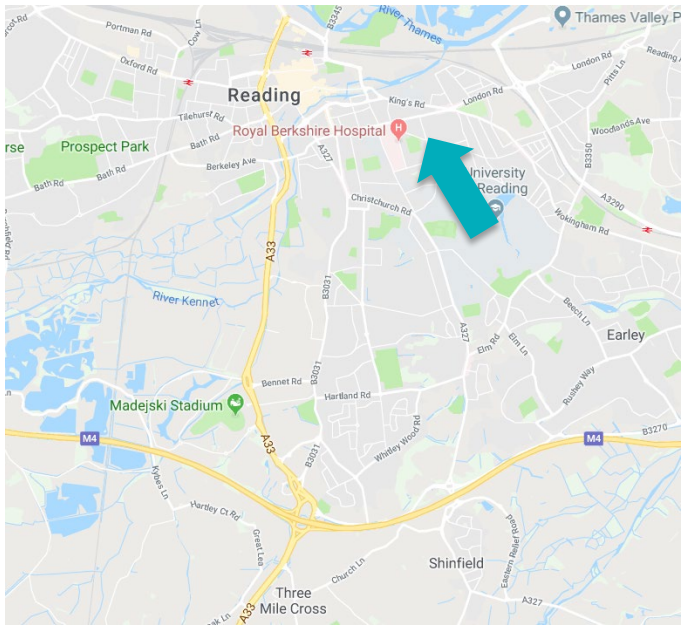
The suites benefits from the following amenities;

- WCs on ground and first floor
- Kitchen/Tea Points on ground and first floor
- Period features
- Gas central heating through out
- The Whiteknights campus is the recipient of the Green Flag Award for the 16th consecutive year

Accommodation

We understand the Net Internal Areas (NIA) are as follows:

	sq m	sq ft
Ground Floor	217	2,336
First Floor	221.8	2,387
Second Floor	30.6	329
Total	469.3	5,052



Business Rates

Interested parties should contact the local planning authority to confirm the rateable value information.

Energy Performance Asset Rating

EPC Rating- D:88

Terms

The premises are available on new flexible lease terms direct from the landlord.

Legal Costs / VAT

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

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

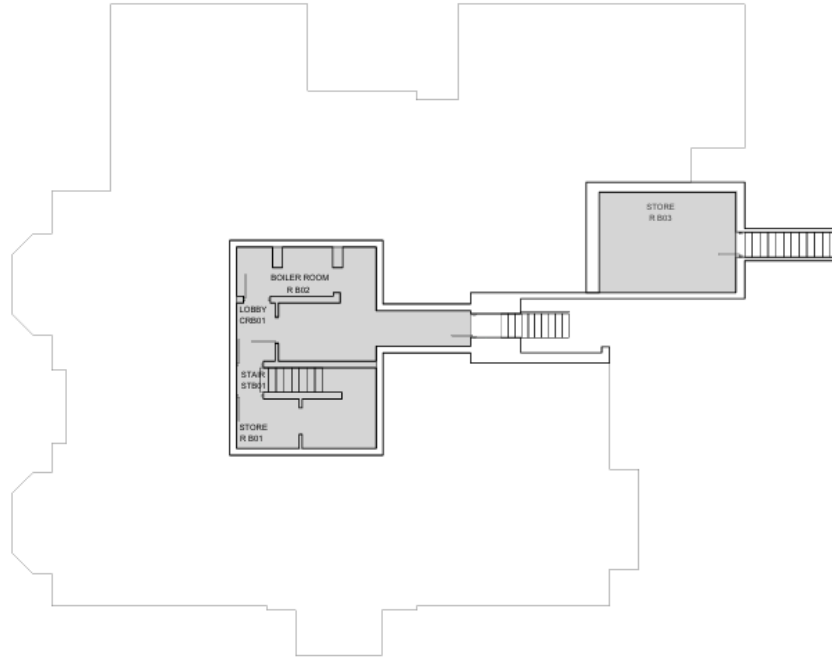
Please contact the sole agents for further information or an appointment to view



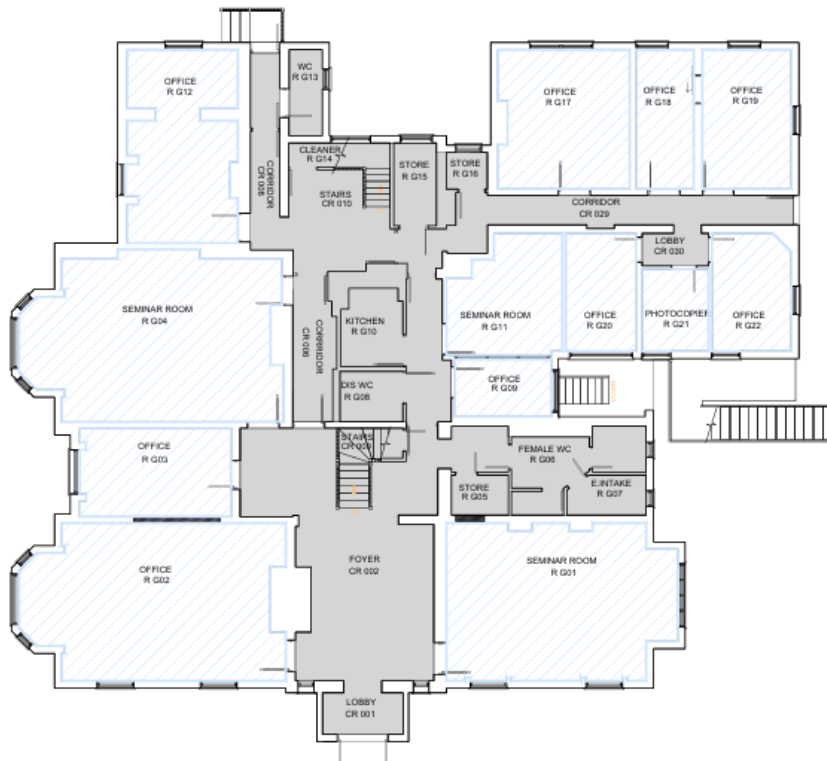
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Blandford Lodge



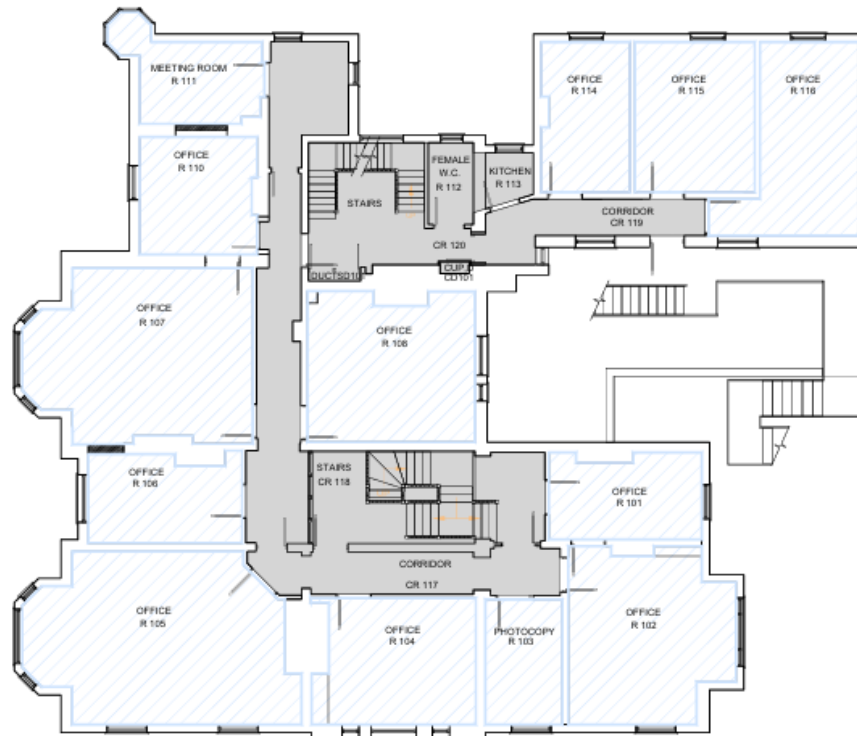
Basement



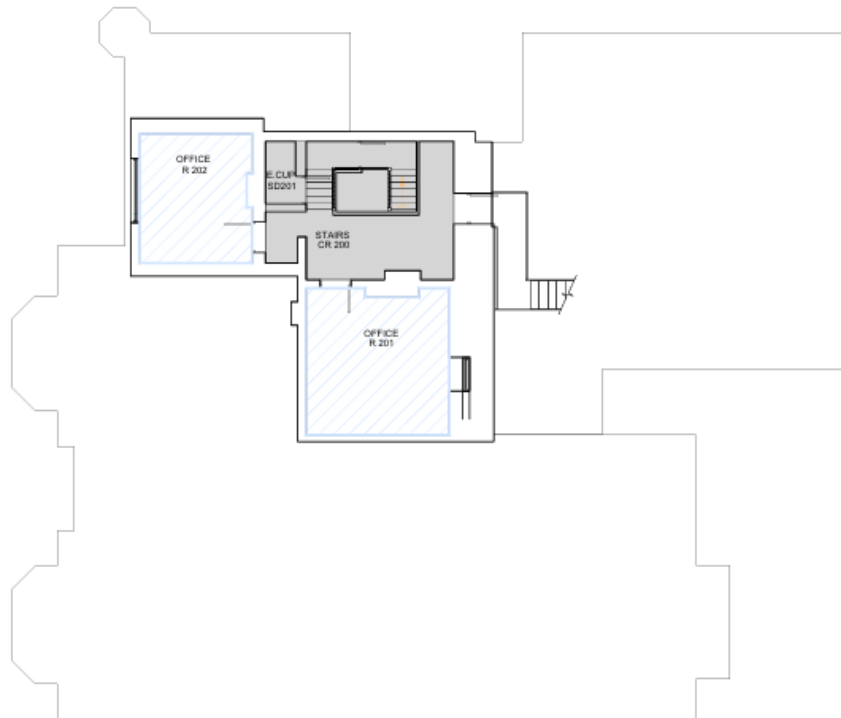
Ground Floor

(Plans not to scale)

Blandford Lodge



Second Floor



Third Floor

(Plans not to scale)

