



**HASLAM'S**  
CHARTERED SURVEYORS

NEW INSTRUCTION

**TO LET**



# THE BUSINESS BOX

229 Hyde End Road Spencers Wood Reading RG7 1BU

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE IPMS(3)</b>	<b>345 - 2,227 SQ FT</b> (32.1 - 206.9 SQ M)

## KEY POINTS

- > Extensively refurbished throughout
- > Bespoke configuration options available
- > Generous car parking
- > Showers and bike storage
- > Air conditioning and central heating
- > Furnished options available
- > Available immediately

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



## Location

The property is situated on the south side of Hyde End Road within the sought after village of Spencers Wood and within easy walking distance of many local amenities. Reading town centre with its multiple facilities lies approximately 5.5 miles to the north. The A33 and Junction 11 of the M4 Motorway lie 1.5 miles to the north west.

## Description

The office suites are situated across the ground and first floors of this extensively refurbished building. The accommodation benefits from ample allocated car parking, bike storage and showers. The internal layout offers the opportunity for bespoke configurations and fit out design with furnished and unfurnished options available.

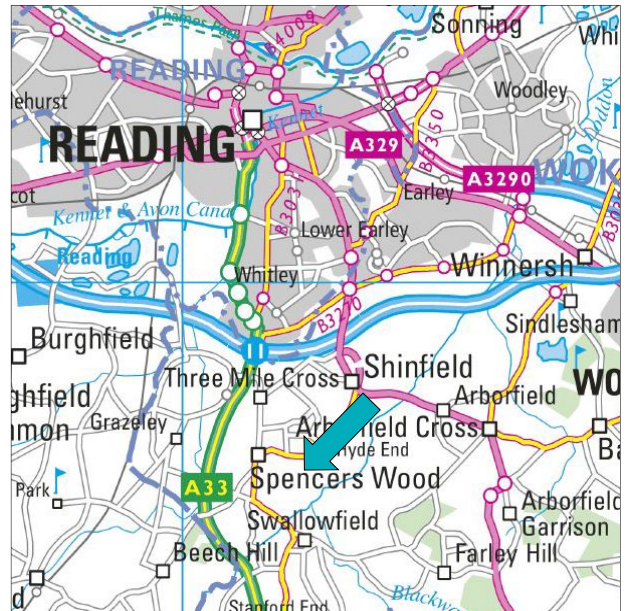
## Accommodation

Approximate floor areas based on International Property Measurement Standard (IPMS(3)) are as follows:

Accommodation	sq m	sq ft
Office 1	42.9	462
Office 2	42.9	462
Office 3	47	506
Office 4	42	452
Office 5	32.1	345
Office 6 (LET)	28.04	302
Office 7 (LET)	12.54	135

## Terms

Suites are available on an exceptionally flexible basis on terms to be agreed.



## Amenities

- Ample allocated parking
- Showers and bike storage
- Air conditioning and central heating
- LED lighting
- 2x EV charge points

## Energy Performance Asset Rating

EPC Rating: TBC

## Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which will be charged.

## Viewing & Further Information

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



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