



**HASLAM'S**  
CHARTERED SURVEYORS

SELF-CONTAINED OFFICE

**TO LET**



# WO90 WESSEX HALL

Whiteknights Road Reading RG6 6BQ

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>882 SQ FT</b> (82 SQ M)

## KEY POINTS

- > Ground floor, standalone office
- > 5 allocated parking spaces
- > Completely refurbished office suite
- > Campus setting
- > Close proximity to Reading Town Centre
- > Flexible lease terms available

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## Location

WO90 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

WO90 is a standalone building situated at the edge of the Whiteknights Campus, positioned just a short distance from the scenic Whiteknights Lake. This setting provides an attractive workplace for businesses seeking a peaceful yet well-connected working environment. The ground-floor office suite has recently undergone a full refurbishment, delivering a fresh workspace that is ready for immediate occupation. Available on flexible terms, the suite offers a cost-effective and adaptable solution suitable for a wide variety of occupiers.

## Energy Performance Asset Rating

EPC Rating - D75

## Business Rates

Rateable Value: Upon Enquiry

## Accommodation

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

	sq m	sq ft
Ground Floor	82	882
<b>Total</b>	<b>82</b>	<b>882</b>



## Amenities

The building benefits from the following amenities;

- 24/7 building access
- Kitchenette
- WCs
- Gas central heating
- 5 on-site parking spaces

## Terms

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

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which will be charged.

## 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

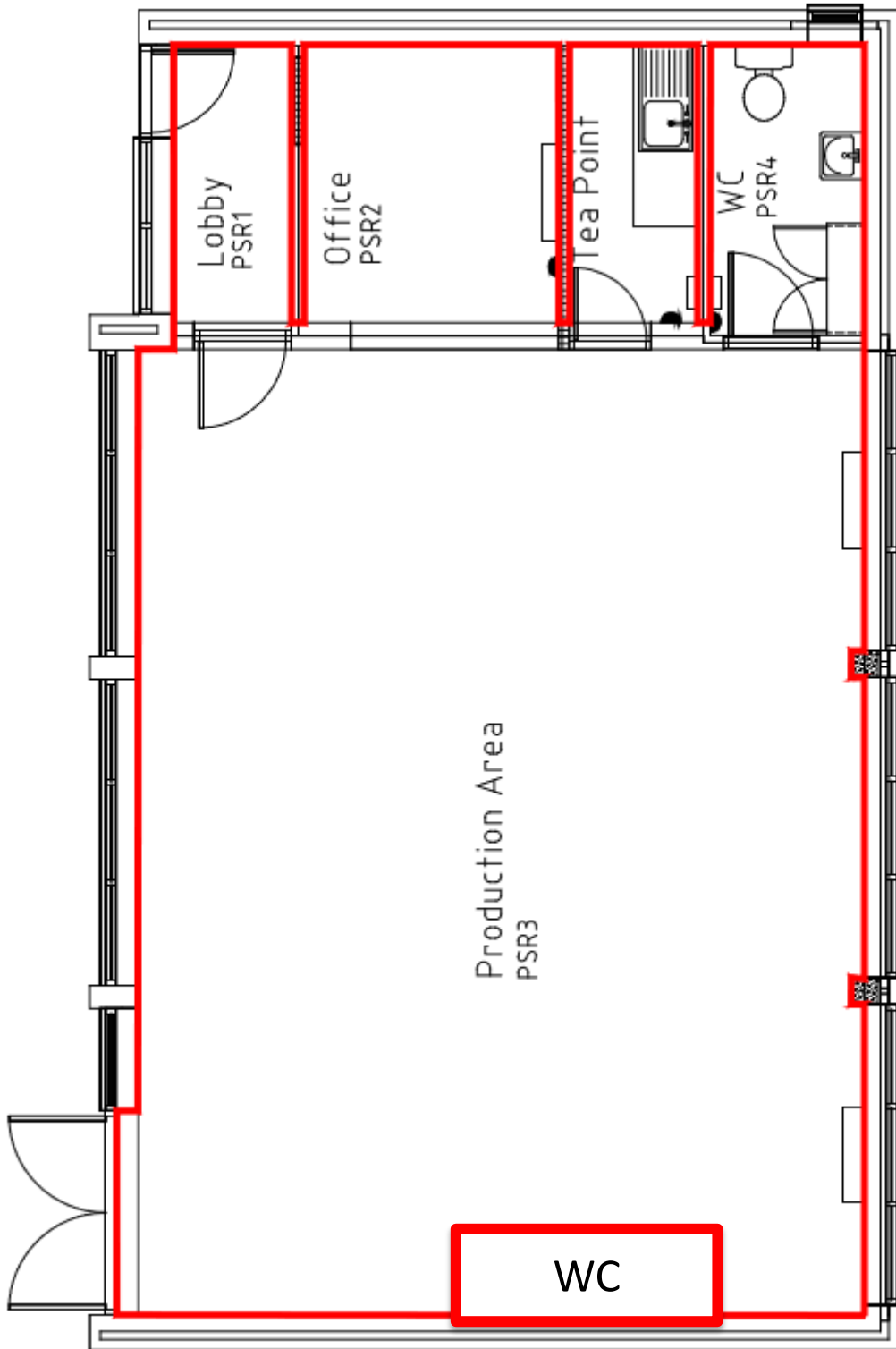
Please contact the sole agents for further information or an appointment to view.



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# GROUND FLOOR W090



Ground Floor Plan

