

TWYFORD · RG10 9JT

THE MILL

TO LET

12,500 SQ FT REFURBISHED GRADE A
OFFICE SPACE OVER THREE FLOORS



Building exterior

**A beautifully refurbished
Grade A self-contained office.**

**High-quality workspace,
across three floors.**



**Self-contained
Gated Premises**

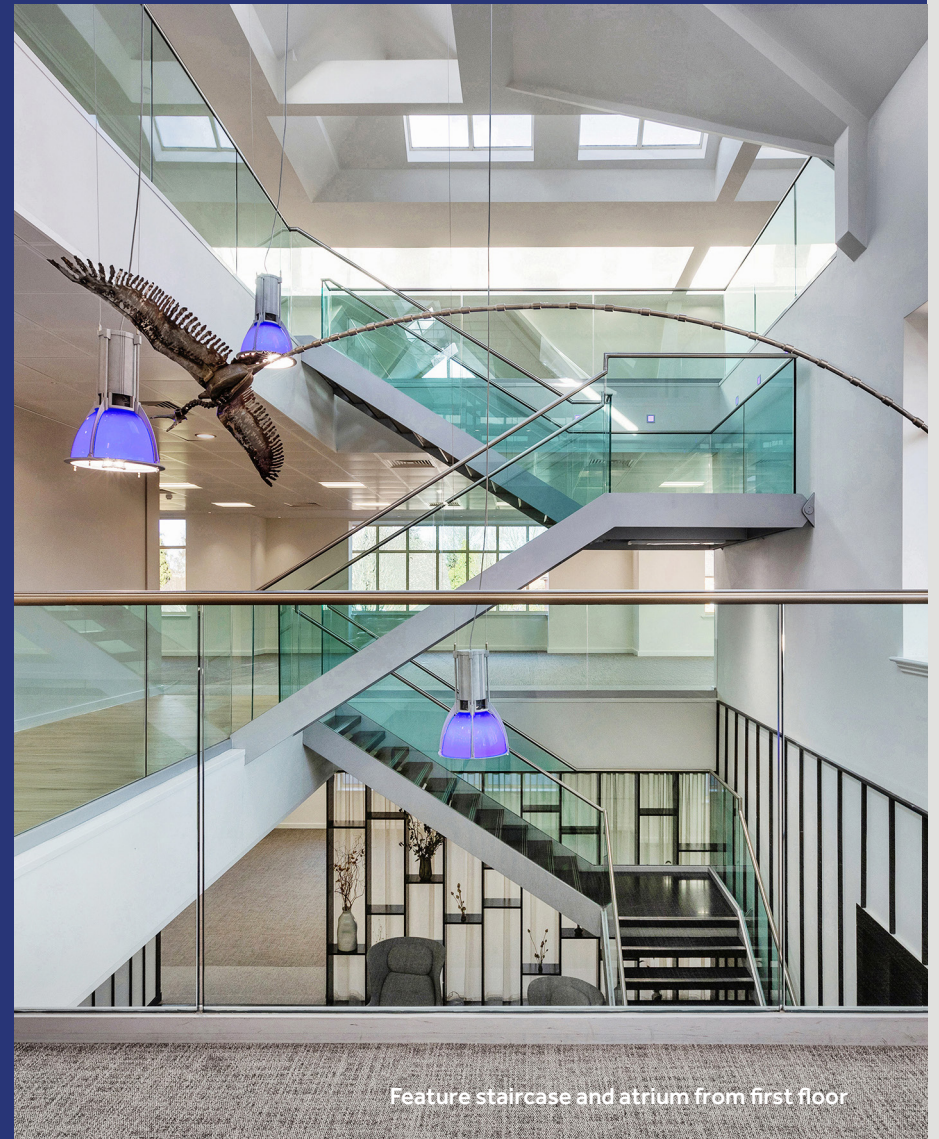


**Refurbished
Office Space**

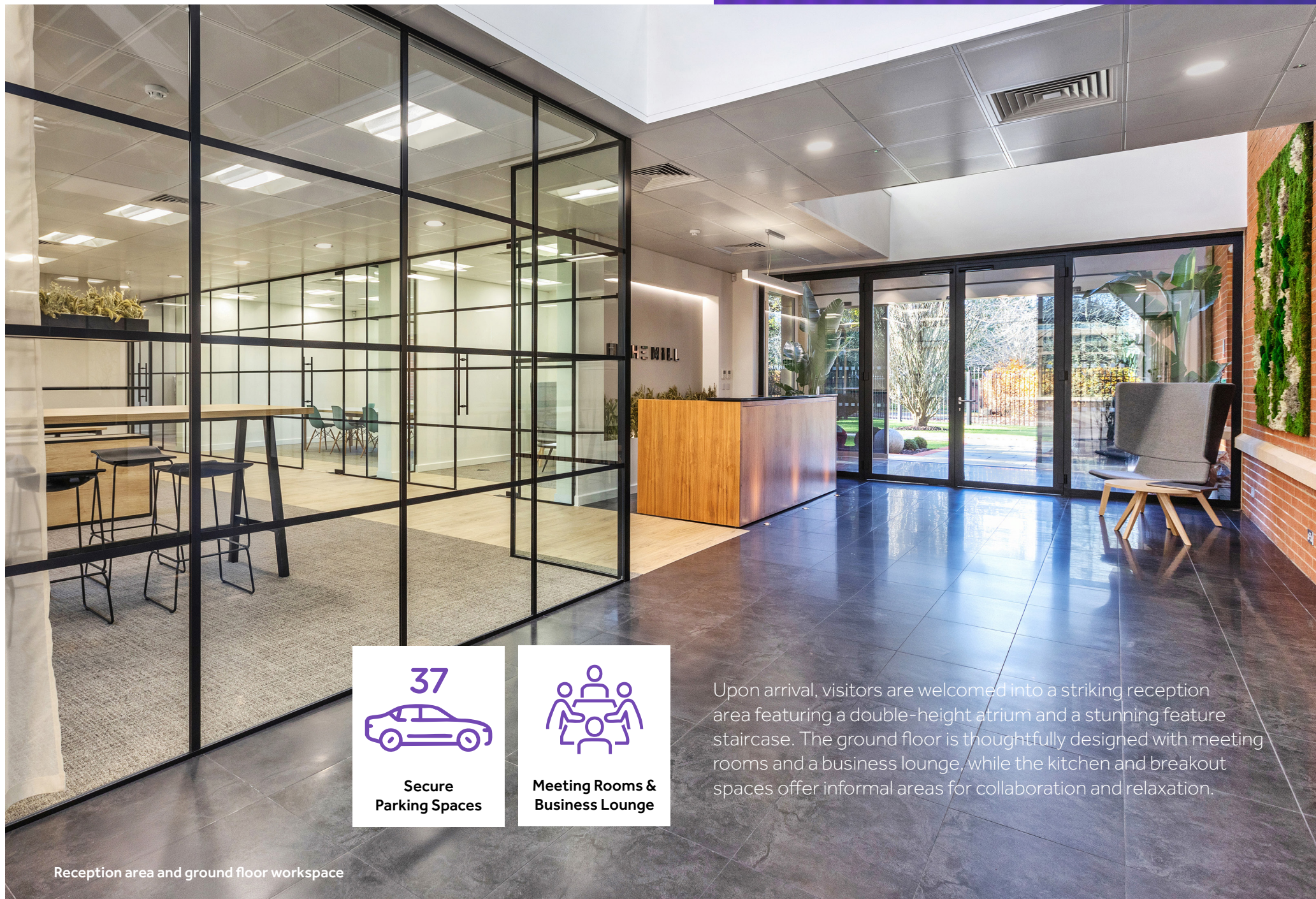


**Central Atrium
& Staircase**

Recently upgraded to an exceptional standard,
The Mill combines functionality with modern design,
creating an impressive work environment.



Feature staircase and atrium from first floor



37



**Secure
Parking Spaces**



**Meeting Rooms &
Business Lounge**

Upon arrival, visitors are welcomed into a striking reception area featuring a double-height atrium and a stunning feature staircase. The ground floor is thoughtfully designed with meeting rooms and a business lounge, while the kitchen and breakout spaces offer informal areas for collaboration and relaxation.

Reception area and ground floor workspace

Outstanding workplace flexibility.



First floor

EPC
B₄₇

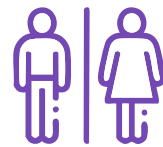
**Very Good
Energy Efficiency**



**New Air
Conditioning**



**New LED
Lighting**

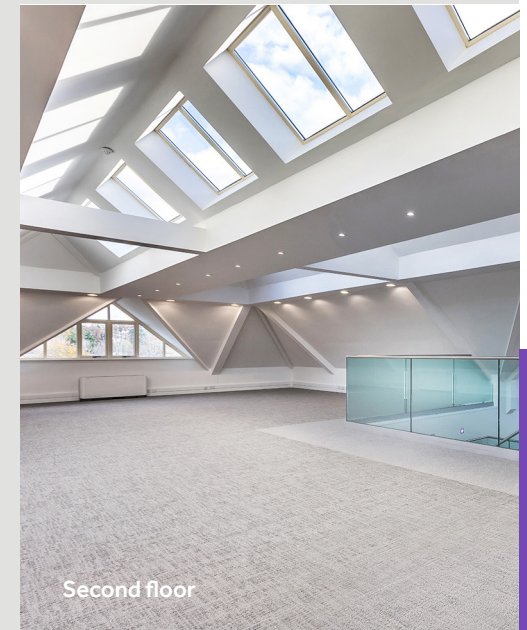


**WCs on
All Floors**

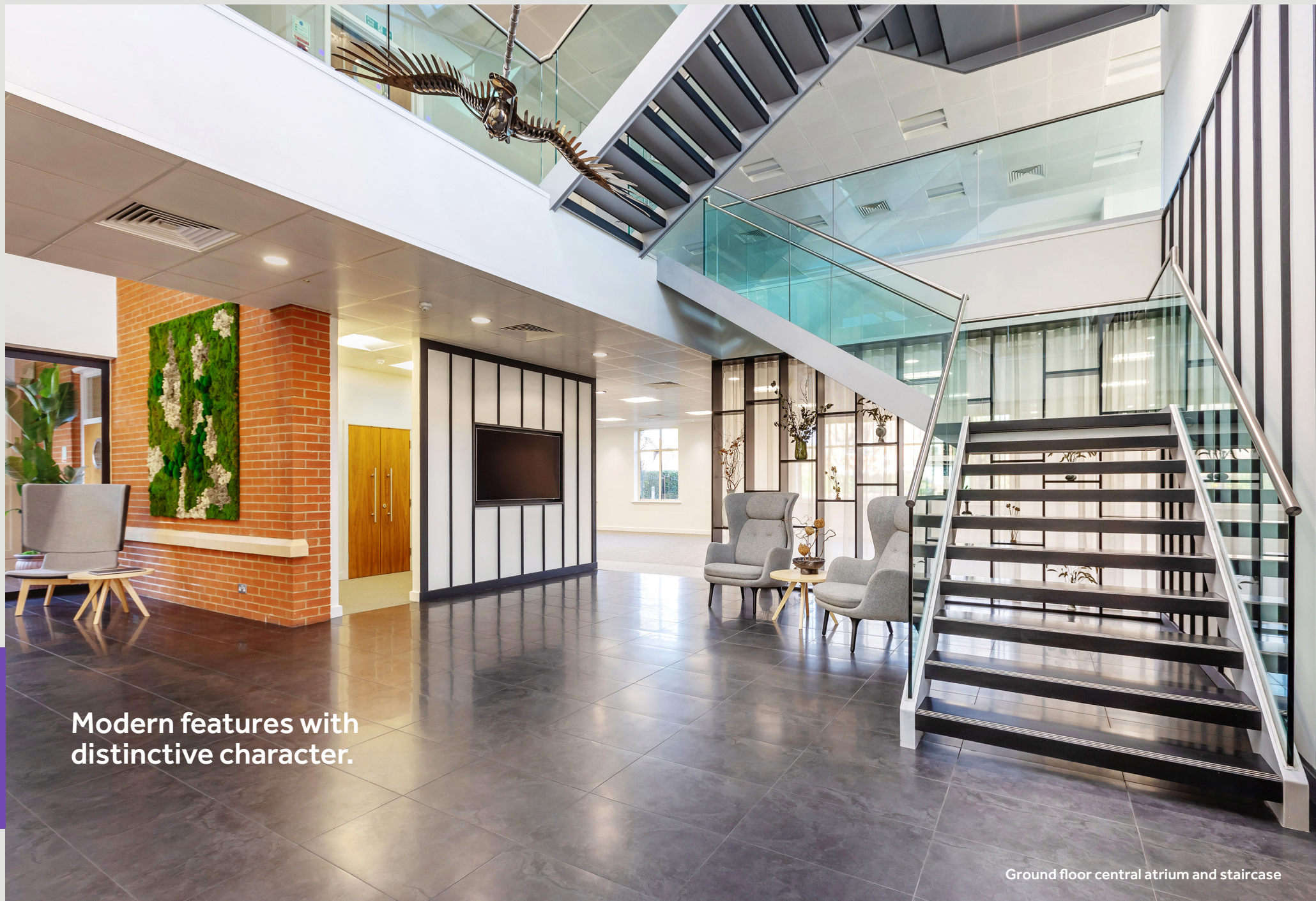


**Passenger
Lift**

The upper floors provide bright, open-plan office accommodation finished to the highest standard. The top floor is particularly unique, boasting vaulted ceilings that flood the space with natural light, making it a standout feature of the building.



Second floor



Modern features with
distinctive character.

Ground floor central atrium and staircase

A comfortable and energy-efficient working environment.

The building is equipped with new air conditioning, new LED lighting and passenger lift access.

Additional amenities include WCs on every floor and modern shower facilities, catering to contemporary workplace needs.



Second floor breakout area



Garden and putting green



Ground floor kitchen



Ground floor breakout space

Externally, the property offers a secure and professional setting, accessed via gated entry. The grounds are meticulously maintained, featuring manicured gardens and a charming putting green, ideal for outdoor relaxation or lunchtime activity. The site also benefits from excellent parking facilities, with space for at least 37 vehicles, ensuring convenience for staff and visitors alike.



Kitchen & Breakout Spaces



Shower Facilities

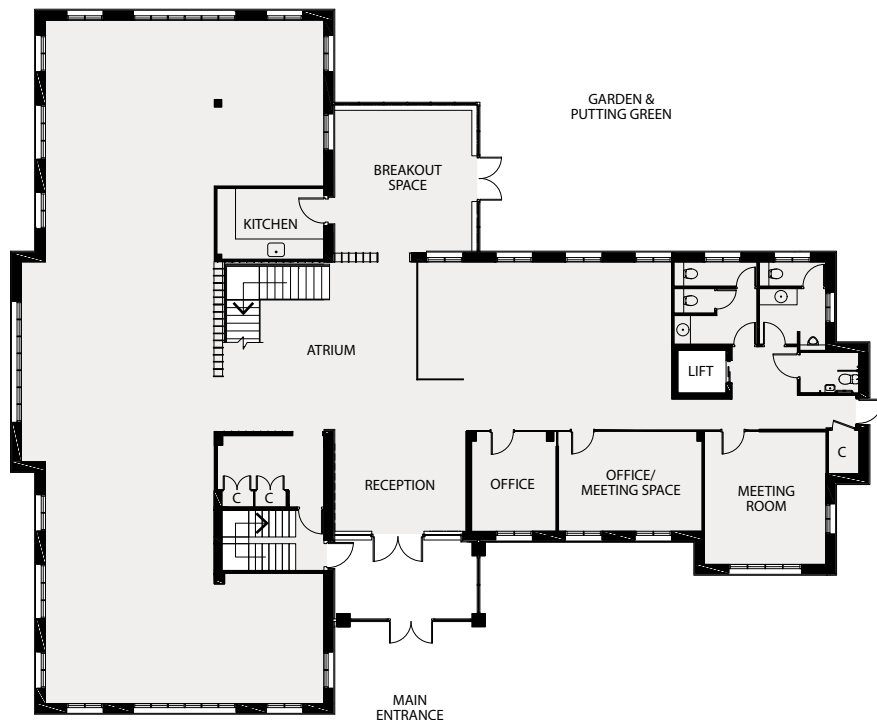


Garden with Putting Green

THE MILL

12,500 sq ft of workspace
that really works.

Main entrance



GROUND FLOOR

- Individual offices
- Meeting room
- Kitchen
- Toilets
- Lift

Area **4,500 sq ft**



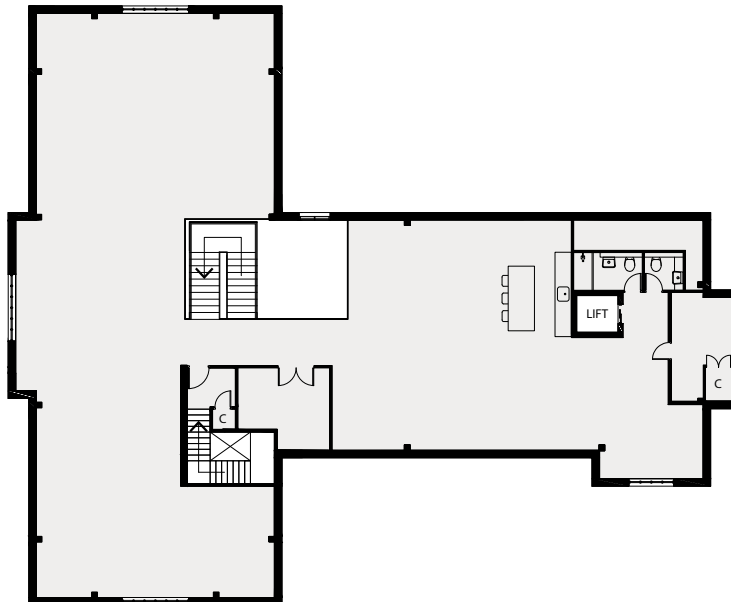
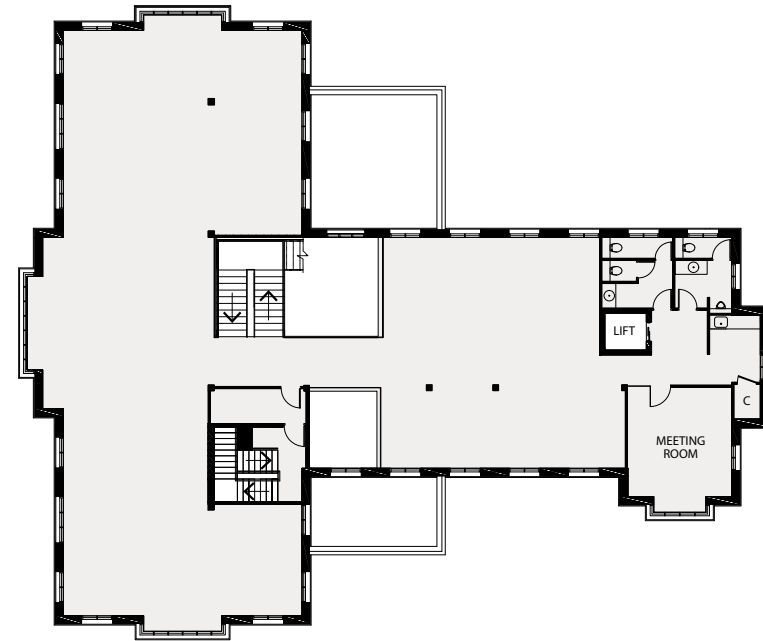


1

FIRST FLOOR

- Meeting room
- Tea/coffee point
- Toilets
- Lift

Area **4,000 sq ft**



2

SECOND FLOOR

- Tea/coffee point
- Toilets
- Shower
- Lift

Area **4,000 sq ft**

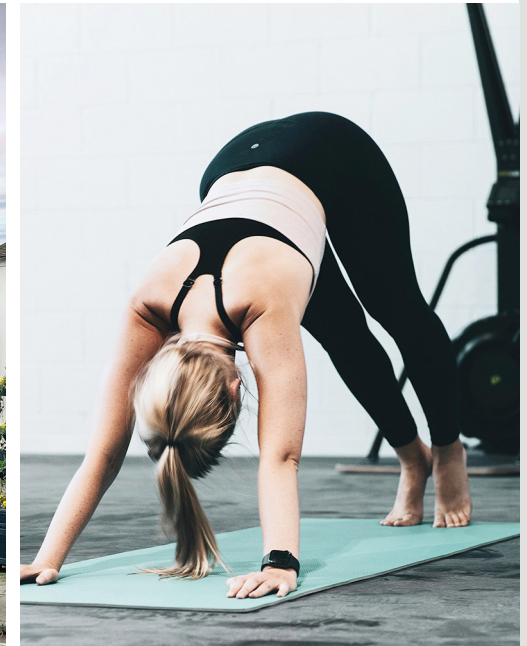


Situated on Ruscombe Lane in Twyford, The Mill combines accessibility with convenience, making it an ideal place for modern professionals.

Costa Coffee
Waitrose
The Coppa Club
Castle Royle Golf & Health Club
Tesco Express



Twyford village.



**The perfect location for
your working environment.**

Nestled in a picturesque yet practical location, Twyford's charming High Street is just minutes away. Here, you'll find a variety of local amenities, including cafés, restaurants, and essential shops, perfect for your lunch breaks or daytime errands. Twyford's welcoming community adds to the appeal, with everything you need just a short stroll or drive away.

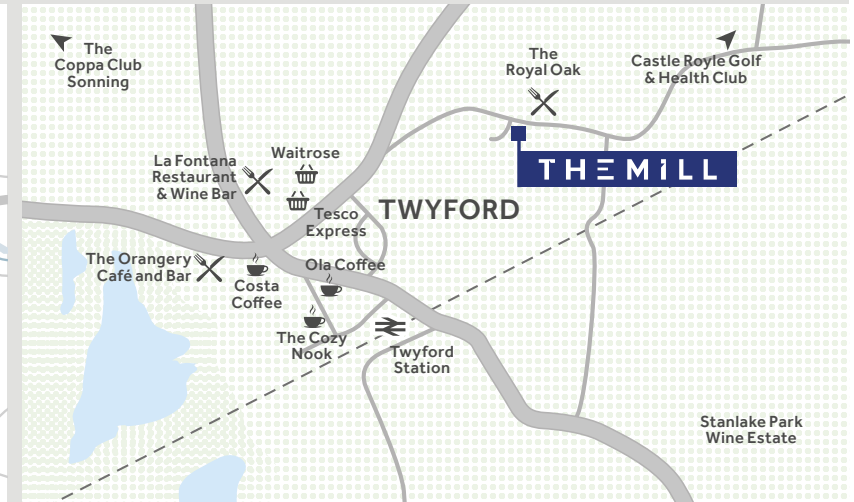
First-class connections.

Located close to the A4 between Reading and Maidenhead, the M4 Motorway is within easy reach via Junction 8/9 or the A329m link to Junction 10.

Just a short walk away the mainline station with an Elizabeth Line service provides rapid access to London and beyond, with over forty trains every weekday.

DISTANCES BY ROAD

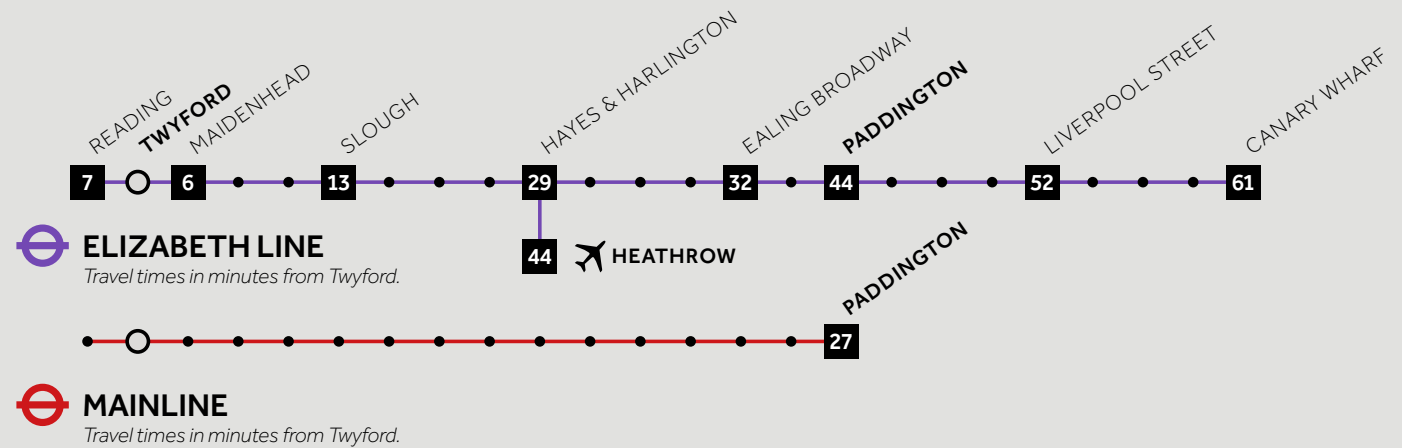
Henley-on-Thames	6 miles
Reading	7 miles
Maidenhead	8 miles
Windsor	12 miles
Heathrow	21 miles
Basingstoke	23 miles
Central London	34 miles
Oxford	39 miles



Reading City Centre



Twyford Station



THE MILL

Ruscombe Lane, Twyford,
Reading RG10 9JT.

VIEWING AND FURTHER INFORMATION

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