



HASLAM'S
CHARTERED SURVEYORS

GROUND FLOOR OFFICE SUITE

TO LET



BUILDING A155, OFFICE 1

Cutbush Lane, Shinfield, Reading RG2 9AF.

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	732 SQ FT (68 SQ M)

KEY POINTS

- > Ground floor, standalone office
- > Parking spaces available
- > Refurbished office suite
- > Close proximity to J11 M4
- > Flexible lease terms available



Location

The property is situated to the south of Reading and the M4 motorway, within the outer conurbation of Shinfield. It lies approximately 1.3 miles from Junction 11, accessed via the A327 (Eastern Relief Road) and the B3270. The property also benefits from close proximity to the University of Reading's Thames Valley Science Park on South Avenue, which provides a direct link to Cutbush Lane East, located a short distance from the subject property.

Description

A155 is a standalone building situated at Cutbush Lane East within a gated compound, just a short distance from the J11 of the M4. The ground-floor office suite has recently undergone a 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 – D-82

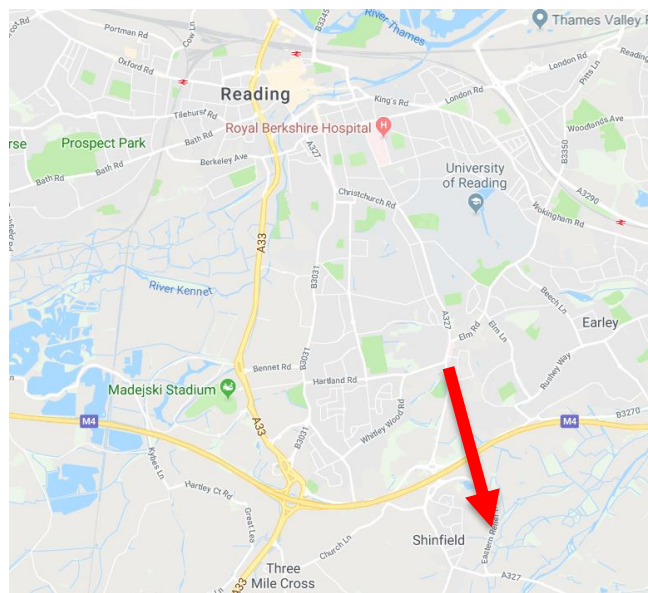
Business Rates

Rateable Value: £9,000

Accommodation

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

	sq m	sq ft
Ground Floor	68	732
Total	68	732



Amenities

The building benefits from the following amenities;

- 24/7 building access
- Kitchenette
- Electric heating
- 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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BUILDING A155

