



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



UNIT J1 THE GRANARY

Bridge Farm Reading Rd Arborfield Reading RG2 9HT

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	2,710 SQ FT (252 SQ M)

KEY POINTS

- > Attractive barn conversion
- > High quality finishes throughout
- > Ultrafast fibre broadband
- > 6 allocated parking spaces and unrestricted overflow parking



Location

Bridge Farm is situated on the south side of Reading Road (A327), on the western borders of Arborfield. Junction 11 of the M4 is 3 miles away and the M3 (J6) is 16 miles away.

Description

The property comprises a former barn which has been converted to form contemporary office premises. There are two adjoining self-contained office units of which Unit J1 is one of them.

The accommodation is set out as predominantly open plan space over ground and first floors, with a separate boardroom. Externally there are 6 parking bays allocated to the unit together with unrestricted overflow parking.

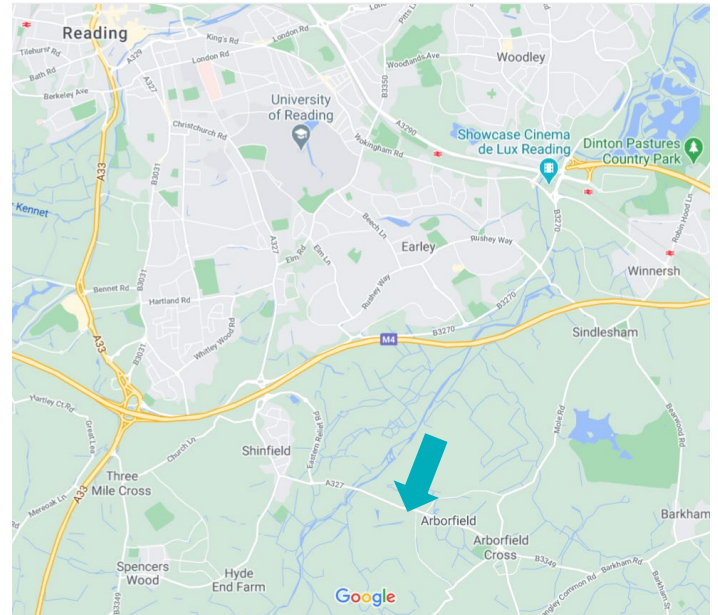
Amenities

- Impressive full height reception entrance
- Exposed beams on first floor
- Wall-mounted air conditioning units
- Perimeter trunking / Cat 5e network
- Carpeting throughout office area
- Kitchenette facility
- WC's
- Security entrance gates

Accommodation

We understand the net internal floor areas (NIA) are as follows;

Floor	sq ft	sq m
Ground Floor - Main Office	1,054	97.92
Ground Floor - Boardroom	320	29.73
Ground Floor - Reception	242	22.48
First Floor Office	1,094	101.63
Total	2,710	251.76



Terms

The property is available by way of a new full repairing and insuring lease from the landlord on terms to be agreed. Rent on application.

Business Rates

The Rateable Value is £31,000.

Energy Performance Asset Rating

EPC Rating: C:64

Legal Costs / VAT

Each party to pay their own legal costs.

We understand the property is elected for VAT.

Viewing & Further Information

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



Harry Bevins

0118 921 1517
harrybevins@haslams.co.uk