



TESSERACT

Worton Grange Worton Drive
Reading RG2 0TG

- R&D facility with 28% office content
- 16' eaves height
- On a site of 3.42 acres
- 208 car parking spaces
- Secure gated site
- Close to M4 (Junction 11)

**FLEXIBLE USE TO INCLUDE
R&D / INDUSTRIAL /
WAREHOUSE**

TO LET

**LEASEHOLD
55,342 SQ FT (5,141 SQ M)**

Location

The property is located within the Worton Grange Industrial Area, one of Reading's main business locations. The property is excellently positioned to provide access to the M4 motorway at Junction 11. Access to the M4 is via the A33 relief road (dual carriageway).

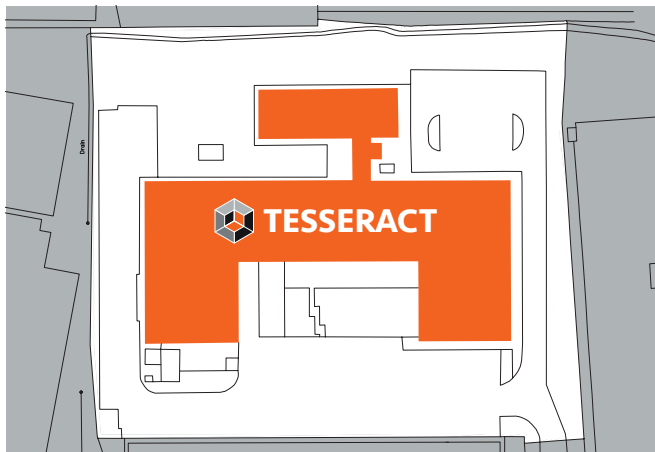
Description

The property offers flexible accommodation and currently provides a mix of offices, research and storage.

Accommodation

We understand the gross internal floor areas (GIA) are as follows:

Floor	sq ft	sq m
Office block	13,650	1,268.1
Mezzanine offices	7,412	688.6
Reception	747	69.4
South technical block	10,845	1,007.5
North technical block	10,790	1,002.4
Canteen, kitchen, WCs etc.	10,931	1,015.5
Plant	967	89.8
Total	55,342	5,141.3



Business Rates

The Rateable Value for this property is £347,500.

Energy Performance Asset Rating

EPC Rating: C68

Terms

The premises are available to let on an FRI lease for a term up to 1st April 2032. Rent on application.

Specification

The property benefits from the following amenities:

- 28% office content
- 16' eaves height
- On a site of 3.42 acres
- Fully fitted canteen
- 208 car parking spaces
- Partial air conditioning
- Lift to the office block
- Fully enclosed site



Viewing & Further Information

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

Sharps
COMMERCIAL
0118 939 1600
www.sharpscommercial.co.uk

Alec White
0118 467 6981
awhite@sharpscommercial.co.uk

JLL
020 7493 4933
JLL.co.uk/property

Shaun Rogerson
020 7087 5307
shaun.rogerson@eu.jll.com

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. July 2017