



OFFICE TO LET

RICHFIELD HOUSE

448 Basingstoke Road, Reading, RG2 0LP

Refurbished self-contained office space within a short drive of Reading town centre and M4 J11.

6,308 SQ FT (586.03 SQ M)

**CAMPBELL
GORDON.**

Summary

Available Size	6,308 sq ft
Rent	£15.85 per sq ft exclusive of VAT.
Rates Payable	£7.11 per sq ft Estimated for year ending 31 March 2027. However, applicants must rely on their own enquiries with the rating authority.
Rateable Value	£93,500
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	B (32)

Description

Refurbished first floor self-contained office space within a short drive of Reading town centre and M4 J11.

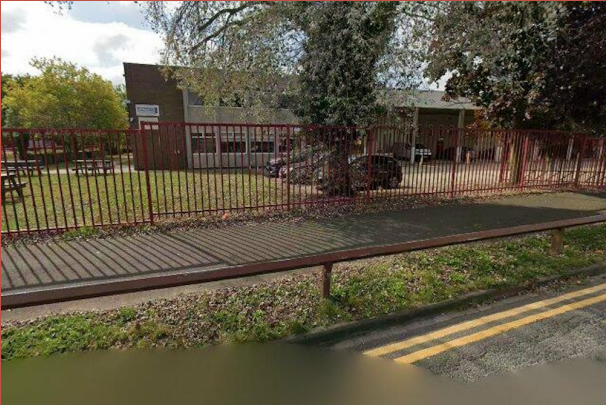
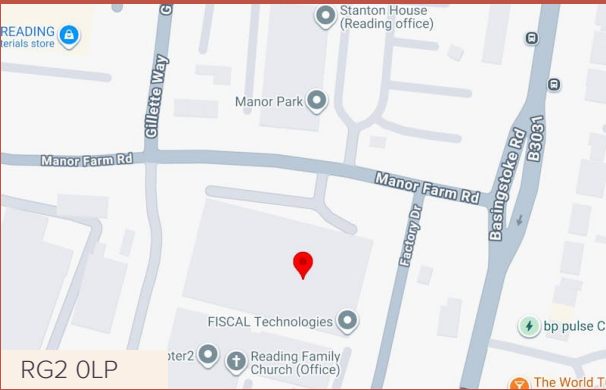
Location

Richfield House is located just 2.5 miles from Reading Town Centre and train station and also just 1.5 miles from Junction 11 of the M4. London Paddington is just 24 minutes away from Reading station by train and Heathrow just 35 minutes away by road.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Availability
1st	6,308	586.03	Available
Total	6,308	586.03	



Viewing & Further Information



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