



Blake House, Manor Farm Road, Reading RG2 0JH

TO LET

Fitted Space Available

**2,400 Sq Ft
(223 Sq M)**

DESCRIPTION

Blake House offers a sublease on fitted office space that comes with the flexibility of furnished or unfurnished. This space includes ample car parking and bike parking. The building has a double height reception area which creates a light and spacious feel to the building. The suite alone has great natural light. Manor Park is a highly respected business park in Reading, the amenities surrounding the park include The Hilton Hotel, LivingWell Health Club and is in walking distance of Brunel Retail Park.

- ✓ Fully-fitted office space
- ✓ Great car parking with a ratio of 1:278 sq ft.
- ✓ On-site showers
- ✓ BREEAM Very Good
- ✓ Double height atrium reception area

LOCATION

Manor Park and 448 Basingstoke Road is approximately 3 miles to the south of Reading town centre fronting the B3031 Basingstoke Road and located either side of Manor Farm Road.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	2,400	223

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



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VIEWING & FURTHER INFORMATION

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