

# TO LET



## 1<sup>st</sup> Flr 18a HIGH STREET

Theale Berkshire RG7 5AN

TYPE	OFFICES
TENURE	LEASEHOLD
SIZE	567 SQ FT (53 SQ M)

### KEY POINTS

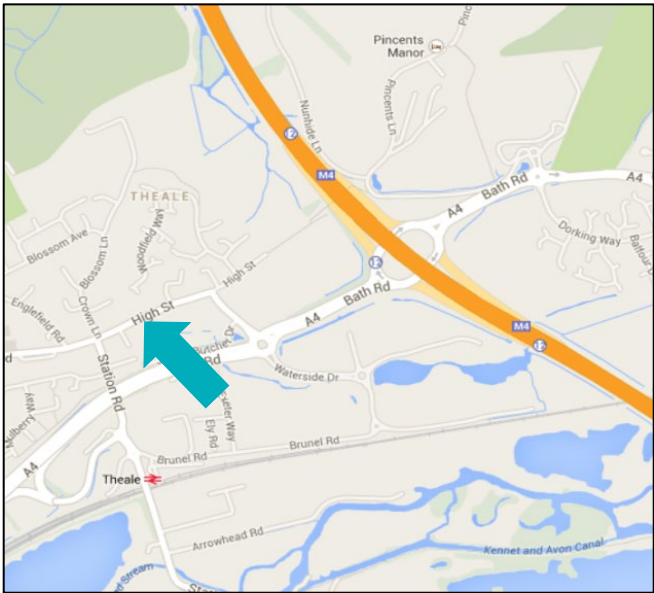
- > Self contained offices with private entrance
- > High street location
- > Car parking at the rear of the property
- > Close to Theale Station - 45 mins to Central London
- > Close to J12 of the M4 Motorway

## Location

Theale is situated approximately 6 miles to the west of Reading town centre, with Junction 12 of the M4 a short drive away providing direct routes to Reading, London and Bristol and Heathrow Airport.

The property is located in the centre of Theale on the south side of the High Street which offers a range of amenities including banking services, shops, restaurants and cafes.

Theale Train station is a few minutes walk away and provides a direct service to London Paddington in a journey time of 45 minutes. There is also a bus service providing public transport to and from Reading town centre.



## Description

The property comprises office accommodation on the upper floor of a two storey mid terrace building of traditional painted brick construction, under a pitch tiled roof. The ground floor is let to a separate occupier.

The office accommodation is finished to a good standard with painted plaster walls, carpeted flooring, painted concrete ceiling, surface mounted fluorescent lighting, single glazing in timber casing, and gas central heating throughout. The space also benefits from a kitchen.

There is a rear entrance from the kitchen which leads to the yard/car park at the rear of the property.

## Energy Performance Asset Rating

EPC Rating: D:90

## Business Rates

Rateable value for the property is £5,400.

## Accommodation

We understand the Net Internal floor areas (NIA) are as follows;

Floor	sq ft	sq m
Office Accommodation	451	41.9
Kitchen	92	8.5
Store	25	2.3
Total	567	52.7

## Terms

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

## Viewing & Further Information

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



Ed Ponting

0118 921 1507  
edponting@haslams.co.uk



John Radford

0118 921 1518  
johnradford@haslams.co.uk