

# READING

Unit 2 Turnhams Green,  
RG31 4UH

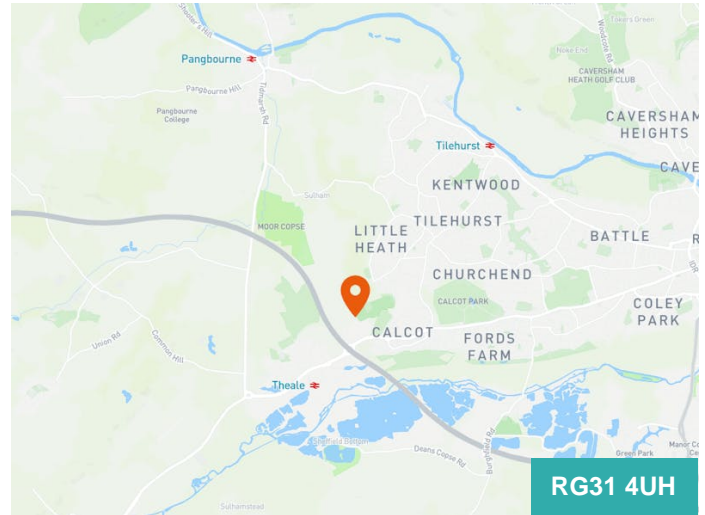


## OFFICE TO LET

**3,877 TO 7,800 SQ FT**

- Fully Fitted Office
- 1,500 to 7,800 sq ft
- Parking ratio of 1:230
- Sublease or assignment till Nov 2027
- Modern furniture with a variety of break out spaces, meeting rooms, phone booths and soft seating
- Kitchen, WCs and showers on each floor
- Available now

**Fully fitted office offering flexible space available via sublease or assignment till Nov 2027.**



## Summary

<b>Available Size</b>	3,877 to 7,800 sq ft
<b>Rent</b>	£23 per sq ft
<b>Rates Payable</b>	£11.03 per sq ft
<b>Rateable Value</b>	£168,000
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	£1,170 per annum
<b>EPC Rating</b>	A (24)

## Description

Unit 2 at Turnhams Green boasts a spacious layout across its ground and first floors, featuring a predominantly open-plan design with contemporary fixtures. This versatile property can be conveniently divided into four distinct suites, each tailored to varying spatial requirements: First Floor Right (1,964 sq ft), First Floor Left (1,965 sq ft), Ground Floor Right (2,382 sq ft), and Ground Floor Left (1,495 sq ft). Alternatively, the property is also available for lease on a floor-by-floor basis or as a whole unit.

The parking ratio is 1:230 and includes EV Charging points.

## Location

Turnhams Green Business Park enjoys a prime location just a stone's throw from Junction 12 of the M4 motorway. Nestled nearby are convenient amenities including Sainsburys, the headquarters of Porsche GB, and the impressive Ikea superstore.

Reading, a bustling transportation hub, offers extensive connections throughout the country. A direct service to London Paddington runs every 15 minutes during peak hours, with a swift journey time of 25 minutes. For added convenience, Theale Station, less than 2 miles away, provides direct services to both London and Reading. Additionally, a coach link service to Heathrow Airport operates regularly from the nearby Sainsburys.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,877	360.19	Available
1st	3,923	364.46	Available
<b>Total</b>	<b>7,800</b>	<b>724.65</b>	

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

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

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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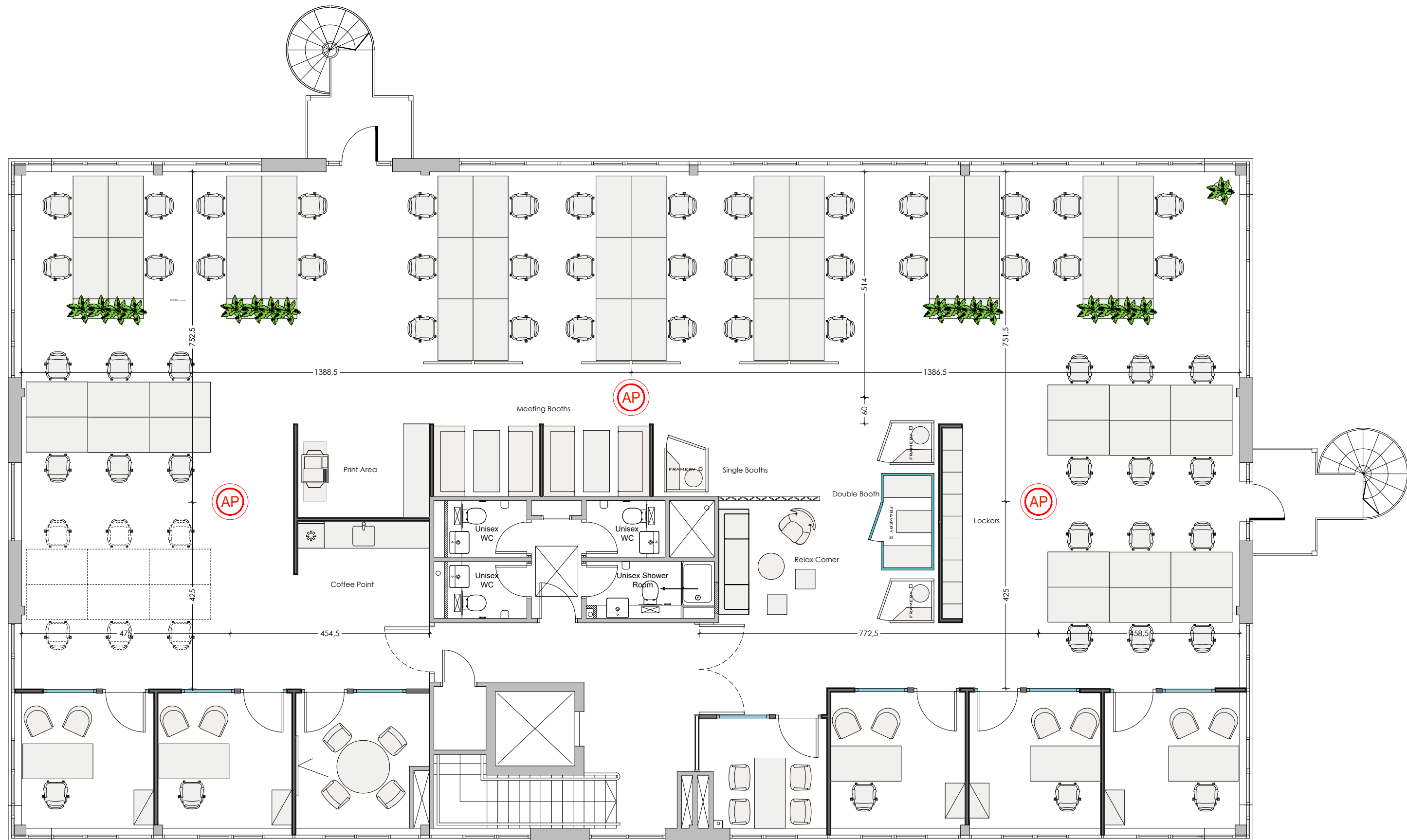












**LEGEND:**

- M1 FLOOR BOX WITH 4ps
- M2 FLOOR BOX WITH 2ps
- M3 FLOOR BOX WITH 3ps & 1HDMI
- RJ45 RJ45 Port
- PS Power Socket
- HDMI HDMI
- M4 FLOOR BOX WITH 2ps + 1RJ45
- AP access point - WiFi, Ceiling installation

DESIGNER:	MOVE ARCHITECTS		
	TELELINK		
чертеж / drawing	часть / job title	фаза / phase	
Proposed AP Layout	ЭЛЕКТРО	Технически Проект	
First Floor	ELECTRICAL		
	дата / date	23.11.2022	
	чертеж № / drawing №	EL201	



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DESIGNER:	MOVE ARCHITECTS	
	TELELINK	
чертеж / drawing	часть / job title	фаза / phase
Proposed AP Layout	ЭЛЕКТРО	Технический Проект
Ground Floor	дата / date	23.11.2022
	чертеж № / drawing №	EL101