

READING

Unit 1, Turnhams Green
Business Park, RG314UH

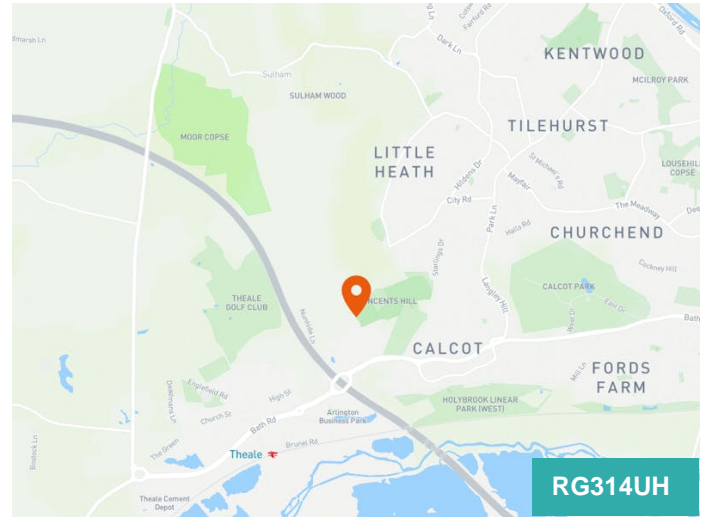


OFFICE FOR SALE

6,962 SQ FT

- 29 allocated surface car parking spaces
- 999 year lease from Dec 2008
- Available now
- Vacant possession
- 5 meeting rooms and 1 conference room
- 4 store rooms and 1 comms room
- Kitchen & break out space on first floor and tea point on ground floor
- Male and Female WCs on each floor

A self-contained, two storey, office building available for sale in Reading.



RG314UH

Summary

Available Size	6,962 sq ft
Price	Price On Application
Rates Payable	£11.84 per sq ft
Rateable Value	£151,000
Service Charge	N/A
Estate Charge	£1.79 per sq ft (YE Dec 2024)
EPC Rating	D (84)

Description

Unit 1, Turnhams Green Business Park, is a versatile office building designed to accommodate modern business needs. Spanning two floors, the property features a lift, five meeting rooms, a conference room, four dedicated store rooms, and a comms room, offering ample space for operational efficiency. The first floor boasts a kitchen and breakout area, complemented by a tea point on the ground floor. Male and female WCs are conveniently located on both floors. With 29 allocated surface car parking spaces, this property provides excellent accessibility. Available now with vacant possession and a 999-year lease from December 2008, it also offers potential for alternative uses, subject to the necessary consents.

Location

Unit 1 is strategically situated within the well-regarded Turnhams Green Business Park, just moments from Junction 12 of the M4 motorway.

This prime location provides effortless access to local amenities, including Sainsbury's, Porsche GB's headquarters, and the iconic Ikea superstore. The area is well-connected, with Theale Station, under 2 miles away, offering direct services to Reading and London. Reading itself serves as a major transport hub, with frequent 25-minute trains to London Paddington and a regular coach link to Heathrow Airport operating from nearby Sainsbury's.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,481	323.40
1st	3,481	323.40
Total	6,962	646.80

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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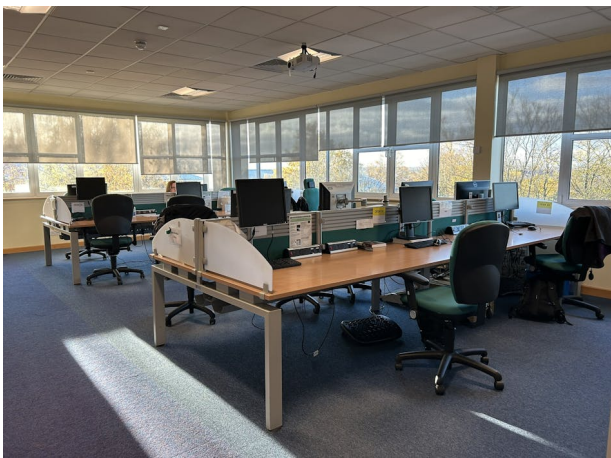


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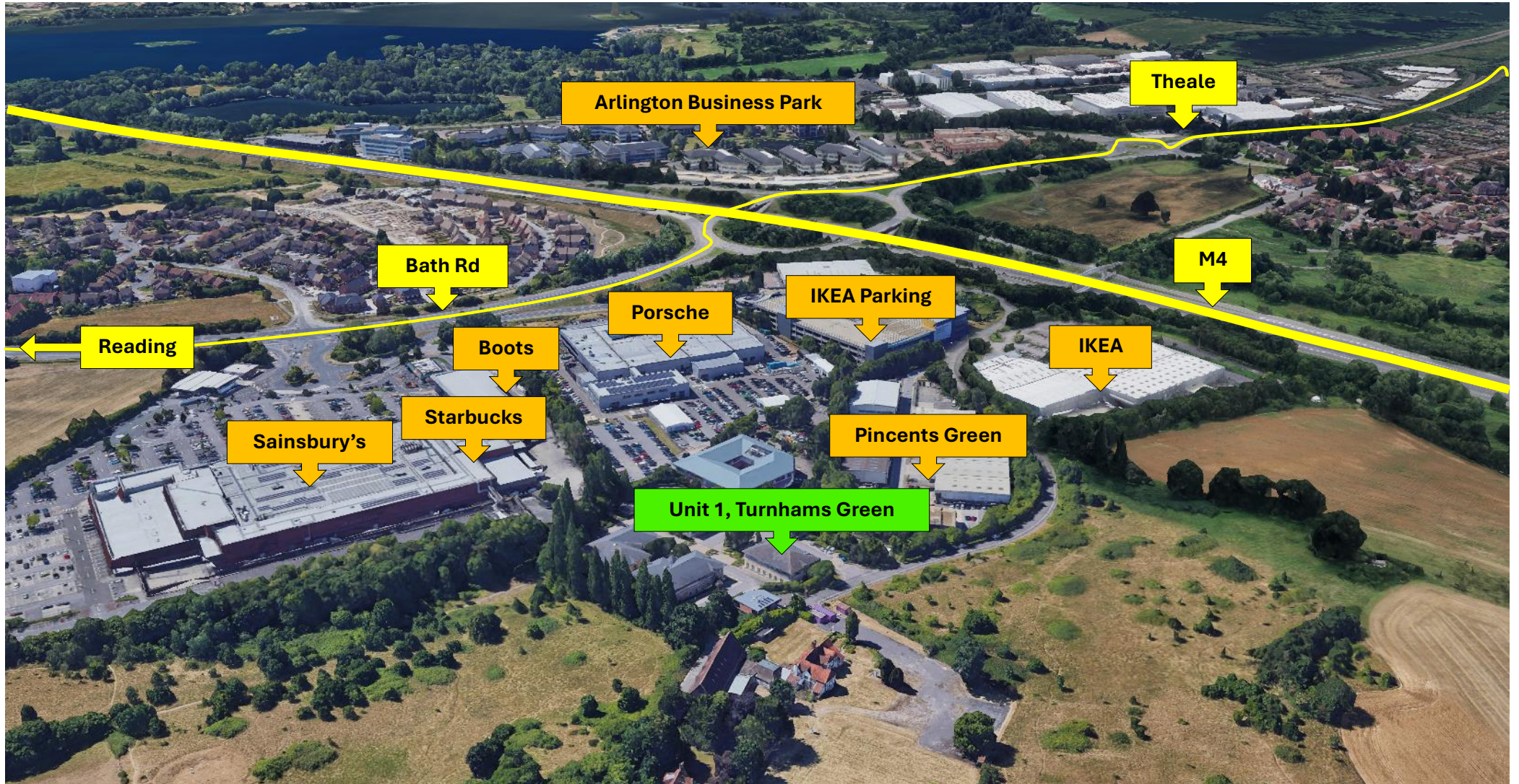
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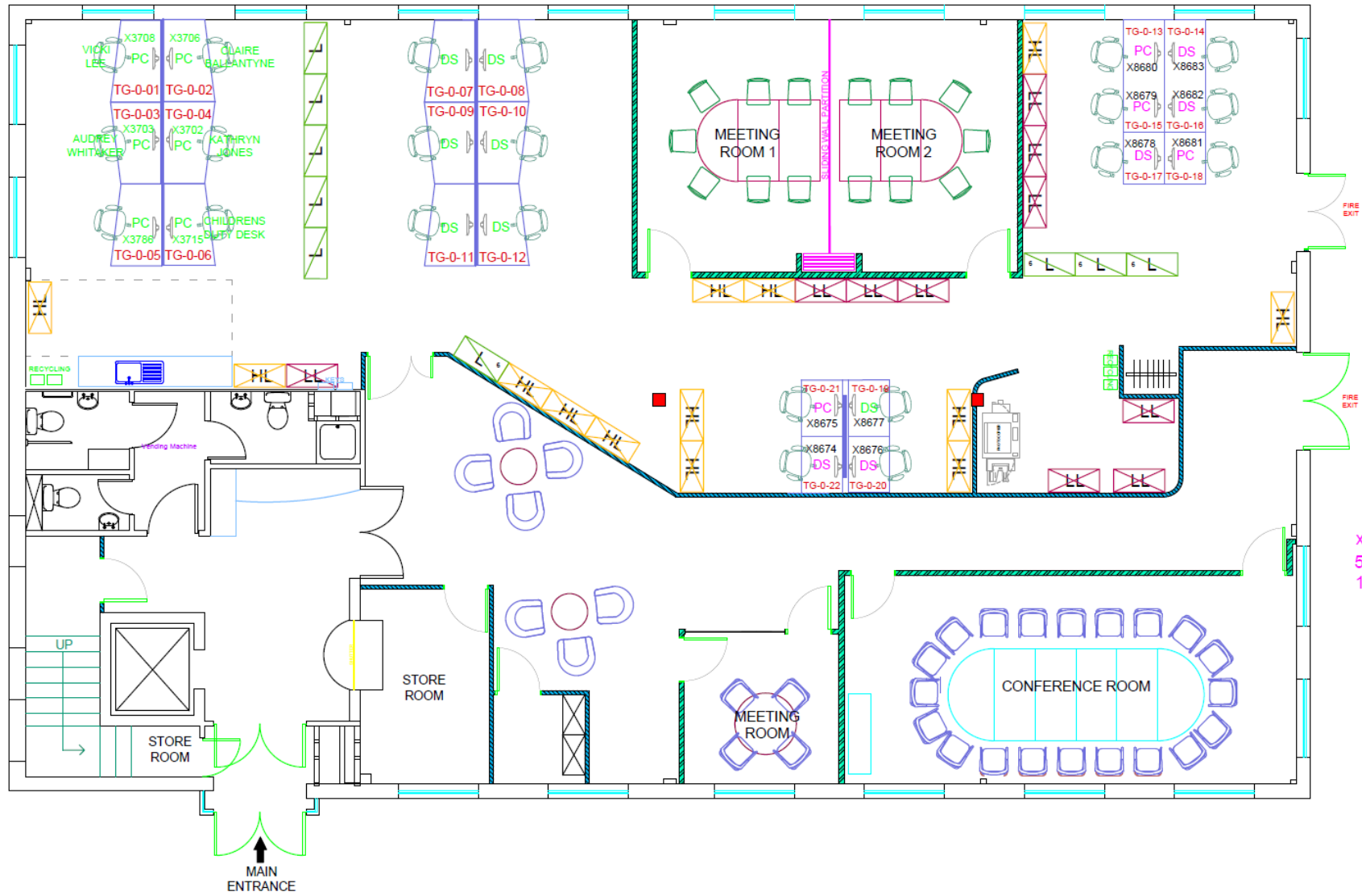




Location



Unit 1 Turnhams Green Business Park – **GROUND FLOOR**



Unit 1 Turnhams Green Business Park – FIRST FLOOR

