



FOR SALE/
TO LET



Reading

Holybrook House,
63 Castle Street RG1 7SN

£1,200,000/ £22.50 per sq ft

- Attractive Grade II Listed building
- Excellent car parking provision
- Prominent location in Reading town centre
- Range of suite sizes available
- Period features throughout
- To Let/ For Sale

OFFICES FOR SALE/ TO LET

ACCOMMODATION	sq ft	sq m
First floor	1,034	96
Second floor	1,192	111
Third floor	568	53
Total Building	4,860	451

Measured in accordance with IPSPM3 as per Code of Measuring Practice 2nd edition

TERMS

A new Internal Repairing lease is available directly from the landlord on terms to be agreed.

Offers for the freehold of the building will be considered. There are some existing leases in place, further details are available on request

GUIDE PRICE

£1,200,000

RENT

£62,865 per annum (inclusive of service charge). Rental figure includes utilities, cleaning, external repairs etc.

EPC

D. A full certificate is available on request.

VAT

All terms are exclusive of VAT unless otherwise stated

LEGAL COSTS

Each party to pay its own legal costs.

RATES

The tenant is responsible for the payment of business rates and should make their own enquiries with the relevant charging authority.

For more information please contact **Hicks Baker**




0118 959 6144 info@hicksbaker.co.uk



Description

Holybrook House is an attractive Grade II Listed building located on a prominent corner of Castle Street and the Inner Distribution Road (IDR). The office accommodation available offers flexible suite sizes and can be let on a floor by floor basis. The building benefits from excellent parking provision to the rear. Reading Town Centre and the Oracle Shopping Centre is just a short walk away providing excellent local amenity. The property offers excellent transport connections via the IDR and Reading train Station.

Location:

	M4 Jct 11	3.3 miles
	M4 Jct 12	4.1 miles
	M25	25.6 miles
	London Paddington	FJT 25 minutes
	London Waterloo	FJT 1 hour 1 minute
	Elizabeth Line	TFL services to London
	Rail-air coach to Heathrow	1 hour 12 minutes
	Heathrow by train	55 minutes
	Gatwick by train	1 hour 24 minutes
	Postcode	RG1 7SN
	What3words	///dozed.score.fields



Indicative image



Date of publication: November 2022

Code for Leasing Business Premises

We strongly recommend you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website. [Click here.](#)

Misrepresentations Act 1967

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

Harry Gornall-King
Hicks Baker

h.gornall-king@hicksbaker.co.uk

+44 (0) 7738 104806

Darren Parkinson
Parkinson Holt

dparkinson@parkinsonholt.com

+44 (0) 7802 889830