



Sharps
COMMERCIAL

TO LET / MAY SELL

Office

4 Richfield Place, 12 Richfield Avenue, Reading, Berkshire,
RG1 8EQ

2,047 sq ft
(190.17 sq m)





Location

The premises are located within Richfield Place office development on Richfield Avenue approximately 1/2-mile northwest of Reading town centre and associated amenities including the Oracle shopping and leisure complex and Reading railway station providing regular high-speed services to London (Paddington).

Reading is served by Junctions 10, 11 and 12 of the M4 motorway providing excellent communications with London, Heathrow Airport and the national motorway network.

Description

An attractive, modern, detached two-storey office with parking and a short walk to Reading railway station and town centre.

Features

- To Let or For Sale
- Suspended ceiling
- Recessed lighting
- Three compartment under floor trunking
- Gas fired central heating
- Shower
- Male and female WC's on both floors
- 6 Car parking spaces
- Additional visitors spaces
- Rateable Value £29,500

Accommodation

Floor areas	sq ft	sq m
Ground floor -->	1,011	93.92
First floor -->	1,036	96.24
Total	2,047	190.17

Terms

Available to let on a new FRI lease for a term by arrangement.

Alternatively our client will consider selling the virtual freehold with vacant possession.

Rent

£15.50 Per Sq Ft

Price

£450,000 For the Virtual Freehold

EPC Rating

C:60

Costs

Each side to pay their own legal and professional costs.

Planning

Interested parties to satisfy themselves on the planning use.

Services/Health & Safety

We have not tested the services. Interested parties are advised to satisfy themselves concerning all health and safety issues



Alec White

0118 467 6981

awhite@sharpscommercial.co.uk



Henry Bellamy-Rosser

0118 467 6983

hbellamy-rosser@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.