



Unit 3 Chatham Place

Reading, RG1 7AR

Class E / Retail just West of central Reading

1,324 sq ft
(123 sq m)

- Ground floor only
- To let / for sale with vacant possession
- Close by: 590 parking spaces in multi-story
- 909 high end apartments in the neighbouring developments
- Neighbouring retailers: Hotpod Yoga & Stevensons Schoolwear

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Summary

Available Size	1,324 sq ft
Rent	£25,500 per annum
Price	Offers in excess of £295,000
Rates Payable	£8,595 per annum
Rateable Value	£22,500
VAT	Applicable. The property is elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	C

Accommodation

ITZA: (tbc)

Name	sq ft	sq m	Availability
Ground	1,324	123	Available
Unit - ITZA	400	37.16	Available
Total	1,724	160.16	

Viewings

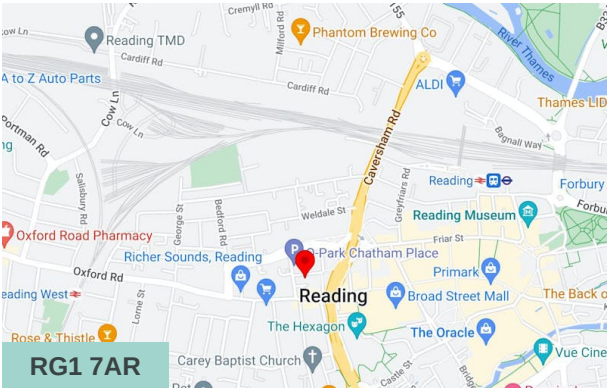
Viewings strictly by appointment only.

Terms

Lease: A new FRI lease is available direct from the Landlord on terms to be agreed.

Long Leasehold: The long lease is for sale, expiring in 2255, on a peppercorn ground rent

Subject to vacant possession.



Viewing & Further Information



Fiona Brownfoot MRICS
0118 955 7083 | 07770 470214
f.brownfoot@hicksbaker.co.uk

Energy performance certificate (EPC)

3 Chatham Place
READING
RG1 7AR

Energy rating

C

Valid until: 25 January 2032

Certificate number: 0505-6514-6009-7755-1852

Property type B1 Offices and Workshop businesses

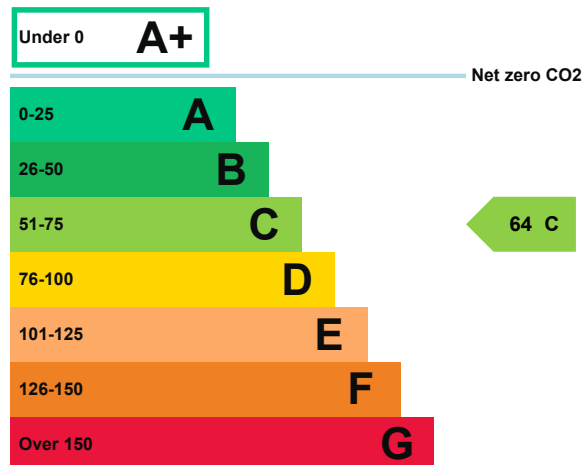
Total floor area 116 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

70 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	58.41
Primary energy use (kWh/m ² per year)	346

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7170-3430-2482-7194-5472\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael Clements
Telephone	+44(0)117 235 6357
Email	michael.clements@joneshargreaves.co.uk

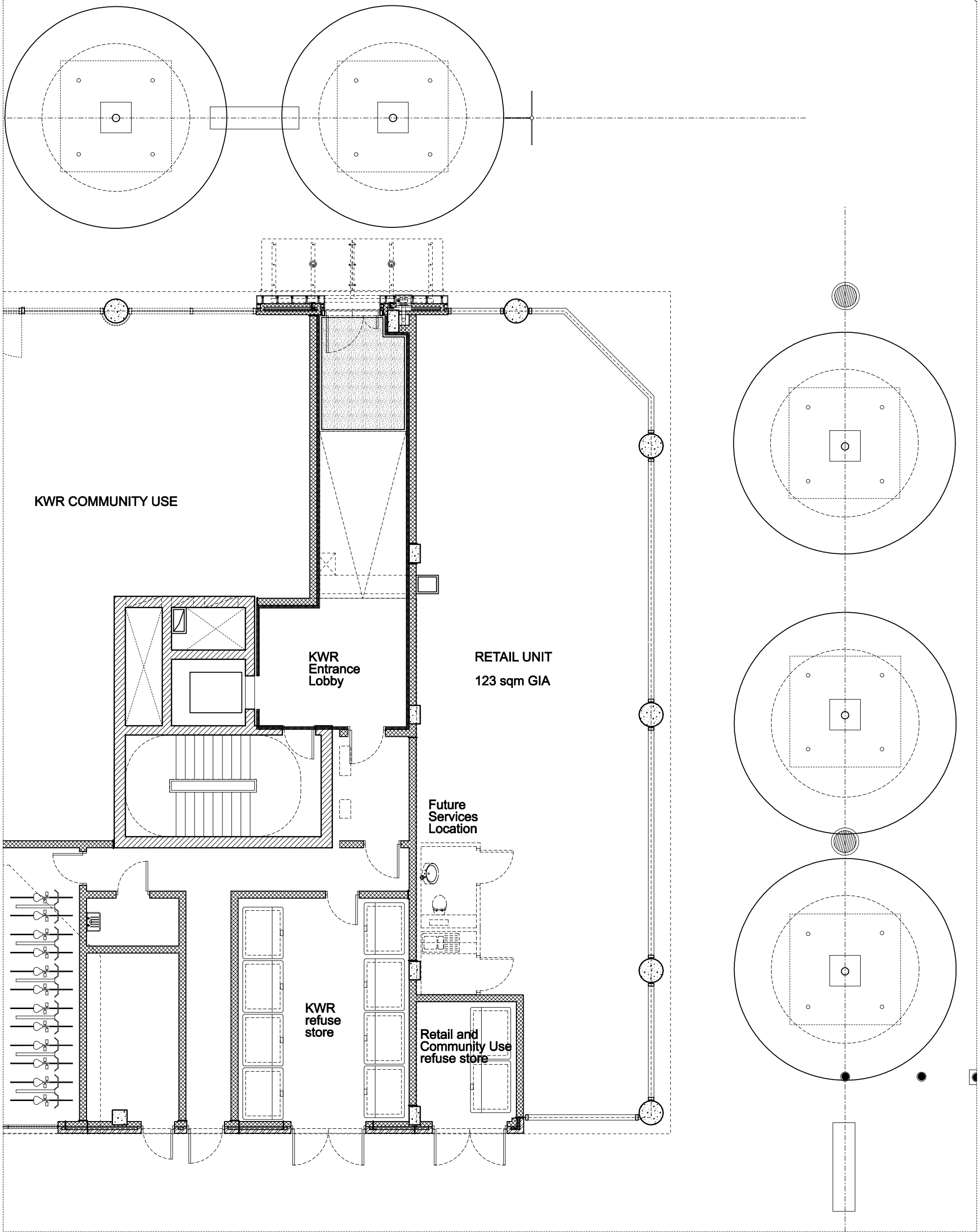
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018066
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Carbon Profile Limited
Employer address	Unit 2 Long Leys Farm, Leys Road, Oxford, Oxfordshire, OX2 9QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 January 2022
Date of certificate	26 January 2022



KEY WORKER BUILDING GROUND FLOOR 1:100 scale

Cartwright Pickard Architects Ltd. 16 Regents Wharf All Saints Street London N1 9RL Tel: 020 7837 7023 Fax: 020 7837 7192 Email: mail@cartwrightpickard.com	Notes: Unless indicated, this drawing is for information only. Do not scale, use figured dimensions only. All dimensions to be checked on site Dwg original size: A3	Revisions:				Project: Key Worker Residential Building, Chatham Place, Reading Dwg Title: Retail Unit Plan Scale: 1:100 @ A3 Date: 09.04.08 Drwg. No: 264 ASK 434 Rev: -
		Date:	Rev:	Note:	Checked	
FOR INFORMATION PURPOSES ONLY						

