

TO LET



QUEENS WHARF

47 Queens Road Reading RG1 4QE

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	1,138 - 6,077 SQ FT (106 - 565 SQ M)
RENT	£18 PER SQ FT PA EXC.

KEY POINTS

- > Modern ground floor offices
- > Air conditioning
- > Reception area
- > Disabled access

Location

The property is situated to the north side of Queens Road which forms part of the towns Inner Distribution Road.

Reading town centre lies a short walk away, and the A329(M) and junction 11 of the M4 motorway are approximately 1 mile to the east and 4.3 miles to the south respectively.

Description

The accommodation occupies the ground floor of a prestige City Lofts Conran Designed apartment building. The space has consent for office use, and is currently divided into 3 large open plan offices. Accommodation is available from 1,138 – 6,077 sq ft NIA.

Specification

- Raised floors
- Fitted kitchen and separate kitchenette area
- Air conditioning
- CAT 5 cabling
- CAT 2 lighting
- Entry phone system
- Reception area
- Male and Female WCs
- Disabled access

Accommodation

We understand the Net Internal Areas (NIA) are as follows;

	sq m	sq ft
Front Left Office	105.71	1,138
Front Right Office	182.75	1,967
Rear Office	276.12	2,972
Ground Floor	564.58	6,077

Energy Performance Asset Rating

EPC Rating: D:88



Terms

The property is available as a whole or as 3 separate suites by way of sub lease or assignment to 28th February 2026 or a new longer lease maybe available directly from the landlord by negotiation.

Legal Costs / VAT

Each party to bear their own legal costs.
Rents are quoted exclusive of VAT.

Business Rates (2023/2024)

The Rateable Value for the whole of the ground floor (6,077 sq ft) property is £132,000 which equates to approximately £11.12 per sq ft per annum payable.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Harry Bevins
0118 921 1517
harrybevins@haslams.co.uk



Georgia Fearn
0118 921 1513
georgiafearn@haslams.co.uk

