

# FOR SALE



## 63 MILFORD ROAD

Reading Berkshire RG1 8LG

|        |                           |
|--------|---------------------------|
| TYPE   | OFFICE INVESTMENT         |
| TENURE | FREEHOLD                  |
| SIZE   | 3,205 SQ FT<br>(298 SQ M) |

### KEY POINTS

- > Rarely available
- > Three storey office with ground floor storage unit
- > End of terrace
- > 8 allocated parking spaces

## Location

The premises are situated on Milford Road which is accessed from Richfield Avenue via Tessa Road and Cremyll Road located approximately half-a-mile to the northwest of Reading town centre.  
what3words ///sofa.notion.saves

## Description

The property comprises an end of terrace three storey office building of traditional brick construction. The accommodation provides largely open plan office accommodation with a store / warehouse area to the rear of the ground floor with 3.5m eaves and electric roller shutter door. Each of the floors are self-contained with their own boiler and utility supplies and are accessed via a communal ground floor entrance with entry phone system. Externally the property benefits from 8 allocated car parking spaces within a large concrete surfaced car park to the side which can be accessed directly from Milford & Cremyll Road.

## Specification

- Shower installation
- LED and Cat 2 lighting
- CCTV and Alarm system
- Gas fired central heating
- Air conditioning on all floors
- Kitchenettes on all floors
- WCs on all floors
- Telephone entry system
- 8 allocated parking spaces

## Accommodation

We understand the Net Internal Area (NIA) is as follows:

| Description                      | sq ft | sq m  |
|----------------------------------|-------|-------|
| Ground Floor Office & Rear Store | 1,170 | 108.7 |
| 1 <sup>st</sup> Floor Office     | 1,080 | 100.3 |
| 2 <sup>nd</sup> Floor Office     | 955   | 88.7  |
| Total                            | 3,205 | 297.7 |

## Lease Summary

The property is occupied by the current owner (First & Second floors) with a separate ground floor tenant; R & R Thompson Services Ltd. The ground floor generates a total rental income of £13,500 pa exclusive of all other costs. It is let on an FRI basis for a term of 3 years expiring 24<sup>th</sup> September 2025. A copy of the lease document is available on request. The Vendor will either vacate upon completion or agree a short-term lease that aligns with the ground floor lease, subject to the purchaser's preference and negotiations.

## Terms

The Freehold interest is available for sale at a price of £525,000. The intention is to sell the property as a Transfer of Going Concern (TOGC).

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT, but we understand the property is not currently elected for VAT.

## Business Rates

The Rateable Value is currently assessed by floor as follows:

Ground Floor - £11,750  
First Floor - £10,750  
Second Floor - £9,500

## Energy Performance Asset Rating

EPC Rating: C:61

## 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.



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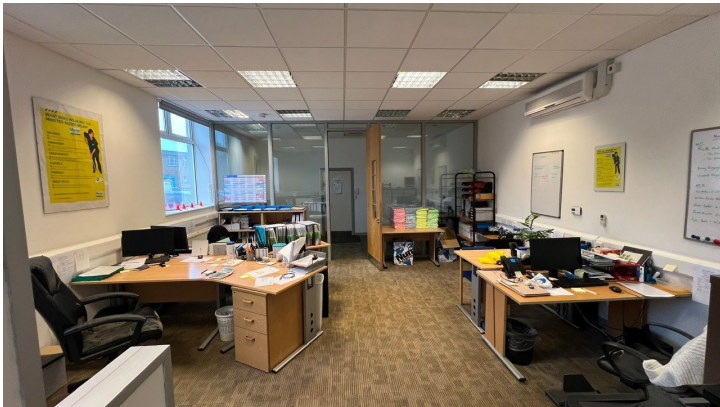
Harry Bevins  
0118 921 1517  
harrybevins@haslams.co.uk



**South Elevation and Parking Spaces**



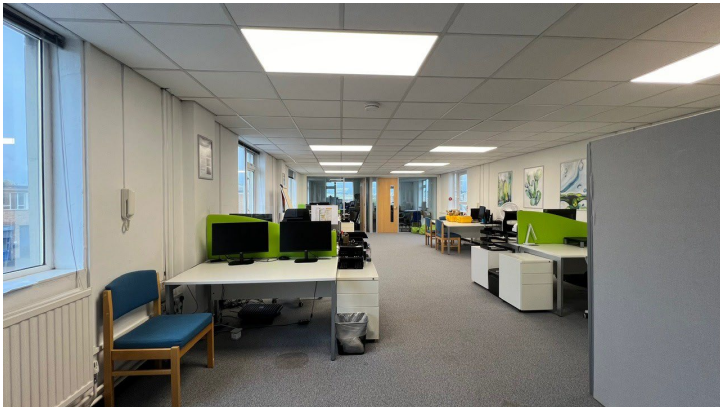
**Ground Floor Storage / Warehouse**



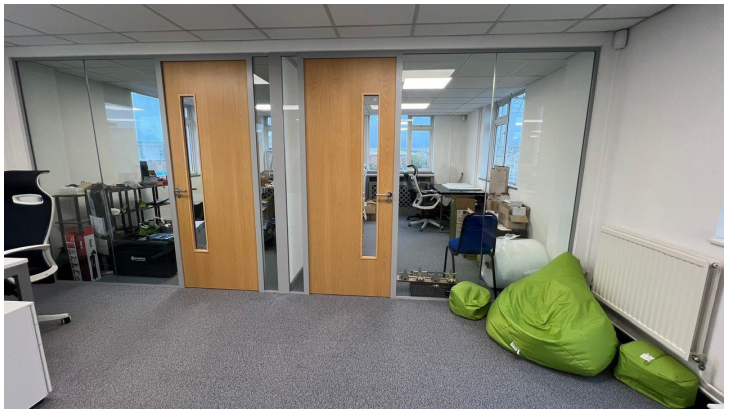
**Ground Floor Office**



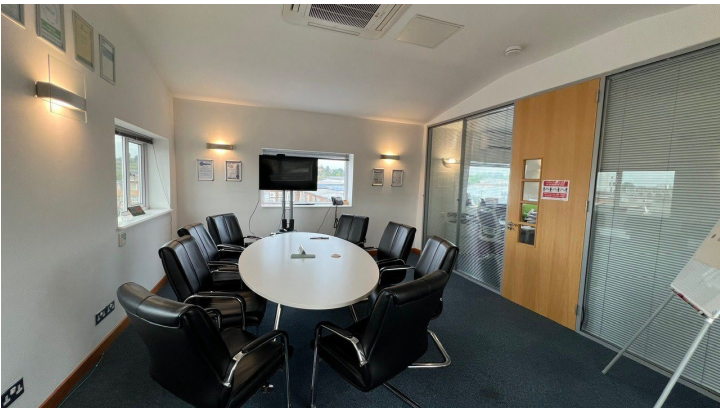
**First Floor Kitchen**



**First Floor Office**



**First Floor Office**



**Second Floor Boardroom**



**Second Floor Office**