



472 BASINGSTOKE ROAD

Reading Berkshire RG2 0QN

TYPE	OFFICE / PRODUCTION UNIT
TENURE	FREEHOLD
SIZE	10,658 SQ FT (990 SQ M)

KEY POINTS

- > Detached, self-contained two-storey property
- > Open plan office areas on both floors
- > Storage & production areas to rear of ground floor
- > Secure self-contained rear yard / parking area
- > Potential for alternative uses subject to planning

Location

472 Basingstoke Road is located approximately 2 miles to the south of Reading town centre on the B3031 Basingstoke Road. The property occupies a prominent corner of Basingstoke and Bennet Road in South Reading offering access to J11 of the M4 by car.

what3words///gently.most.tame

Description

The property comprises a two-storey detached office unit with self-contained rear yard and car park. It is currently configured as mostly open office areas on both floors with storage and production areas to the rear of the ground floor. It benefits from secure perimeter fencing and a gated carpark accessible from Bennet Road.

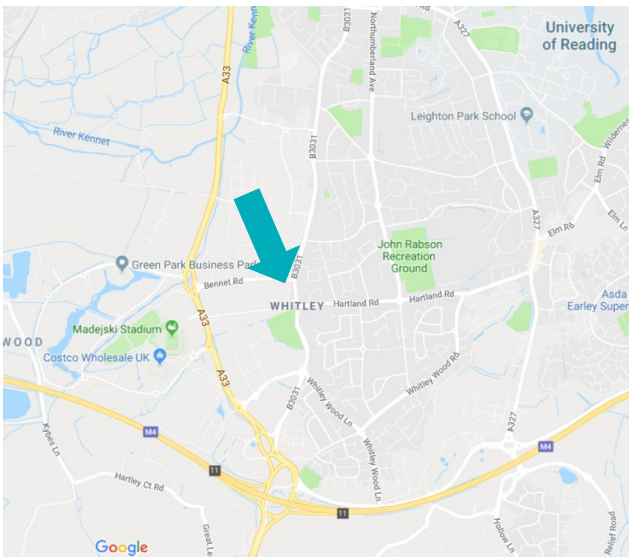
Specification

- Secure rear yard
- Secure parking and perimeter fencing
- Close proximity to local amenity and the national major road network
- Rectangular plot size of just over half an acre
- Prominence to both Basingstoke & Bennet Rd
- Internally modernised open plan offices
- Good natural light
- LED lighting

Accommodation

The floor areas measured to International Property Measurement Standards (IPMS3) are as follows;

Floor	sq ft	sq m
Ground Floor	7,263	674.72
First Floor	3,395	315.41
Total	10,658	990.13



Energy Performance Asset Rating

EPC Rating: B:49 (valid until October 2034)

Business Rates 2026/27

The Rateable Value for this property is £87,500

Terms

The freehold of the property is available to purchase with vacant possession.

Legal Costs / VAT

Each party to bear their own legal costs.

The property is not registered for VAT.

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 agent for further information or an appointment to view.



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

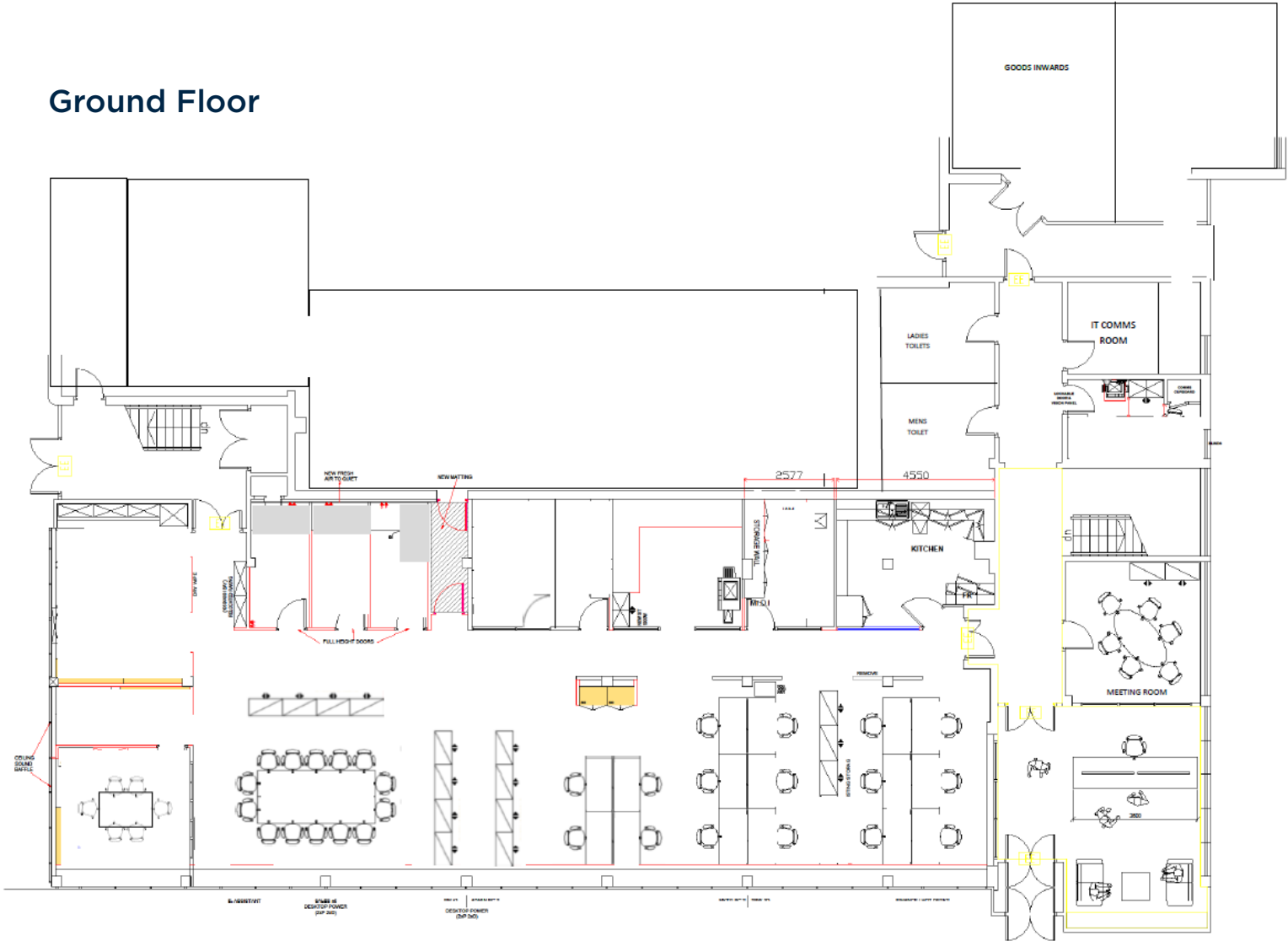


Georgia Fearn
0118 921 1513
georgiafearn@haslams.co.uk



Floor Plans - Not to Scale

Ground Floor



First Floor

