

30 CAR PARKING SPACES



1st Flr OFFICE RICHFIELD HOUSE

Manor Park 448 Basingstoke Road RG2 0LP

TYPE	OFFICES
TENURE	LEASEHOLD
SIZE	6,308 SQ FT (586 SQ M)

KEY POINTS

- > Refurbished self-contained offices
- > Air conditioning
- > Close to A33 and within a short drive of J11 M4 & Reading town centre
- > 30 car parking spaces (1:210 sq ft)

Location

Reading is an established commercial location strategically placed at the heart of the Thames Valley, approximately 40 miles west of Central London.

448 Basingstoke Road is located approximately 2 miles to the south of Reading town centre on the B3031 Basingstoke Road and accessed from Manor Farm Road.

What3Words///soak.weds.ties

Description

Modern, high quality offices situated on the first floor provide open plan office space with glazed partitions.

Specification

- Self-contained ground floor entrance
- Meeting rooms
- Air conditioning
- LED PiR Lighting
- Carpeted throughout
- Suspended ceilings
- Kitchen and break out area
- Refitted Male & female WCs
- 30 car parking spaces (1:210 sq ft)

Accommodation

The floor area measured according to International Property Measurement Standards (IPMS3) is;

Floor	sq ft	sq m
First Floor	6,308	589.01
Total	6,308	589.01



Energy Performance Asset Rating

EPC Rating: B:32

Business Rates 2026/27

Rateable Value - £93,500

Terms

A new FRI lease for a term by arrangement to be contracted outside the L&T Act. Rent on application.

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.

Legal Costs / VAT

Each party to bear their own legal costs.
The property is elected for VAT.

Viewing & Further Information

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



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