



# MICHAEL KING

Commercial Property Consultants  
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**TO LET**

**MODERN REFURBISHED GROUND FLOOR OFFICES**

**900- 2000 sq ft**

614 Reading Road Winnersh Reading RG41 5HE



Front view from Reading Road



Rear view with car park

Located close to A329m ( Junction 10 M4 ) and a short walk to Winnersh Triangle Train Station ( Waterloo line)

LED Lighting On Site Car Parking WIFI Air Conditioning  
New Kitchen with dishwasher, microwave and hot tap  
Meeting Room with smart presentation board WC's Shower

**Very Good Natural Light**

**To be let on an all inclusive basis providing exceptional value**

## **Location**

These offices in Winnersh are located between Reading and Wokingham, are less than 1 mile from the A329M and only 2 miles from Junction 10 of the M4. The building is prominently positioned on the main Reading Road.

Winnersh Triangle Station is 0.2 miles walk. The journey time to Reading Station is 8 minutes. Regular services connect Reading to Bracknell and London Waterloo. Heathrow Airport is approximately 30 minutes' drive away.

Regular bus services pass the building and a park and ride facility to Reading Centre operates from Winnersh Triangle Station

## **Description**

Ground floor offices recently refurbished with air conditioning, LED lighting, internal office, well equipped meeting room, kitchen and WC's.  
7 on site car spaces available.

**Lease Terms** The offices will be let on **an all inclusive basis** to cover rent, business rates and utilities as follows:

Size =900-2000 sq ft at a cost of upto £4500 per month plus VAT to include rent, business rates, insurance, heating, lighting, building fabric repairs depending on size and lease length

A deposit will be required.

Rents to be adjusted annually for inflation.

Lease length to be agreed circa 3 to 5 years

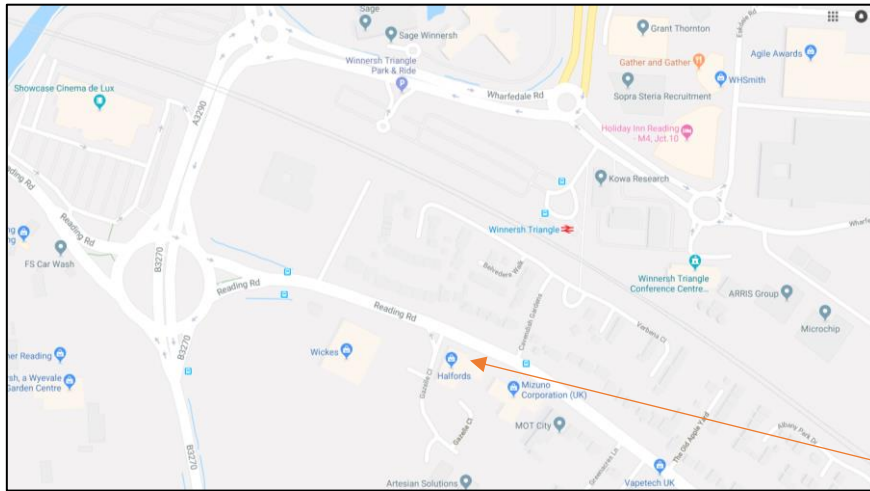
Tenant to be responsible for internal upkeep.

**EPC** - TBC

**Legal Costs** - Each side to pay their own legal costs

**Viewing and Further Information** Contact Sole Agent

Tim Braili 07970 618915 tbraili@talk21.com



**Internal Pictures of the first floor to show how the ground floor will be finished after the refurbishment.**



**Entrance Lobby**



**Fitted Kitchen – with dishwasher, fridge, hot tap**



**Offices**



**WC's**