

Offices



FOR SALE
£1,100,000

KEY FACTS

- ☐ Self-contained office building
- ☐ 25 private parking spaces
- ☐ Air Conditioning
- ☐ Male and female WC's
- ☐ Perimeter trunking
- ☐ Kitchenette on each floor
- ☐ Gas central Heating



Reading – 45 Boulton Road, RG2 ONH



RATES

Rateable Value (2017 List): £79,500
Uniform Business Rate Multiplier (2017-2018) 47.9 pence

TERMS

Property to be sold freehold.

*client may consider leasehold offers.

EPC

C (59)

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

The property is elected for VAT

DESCRIPTION

45 Boulton Road is a self-contained 2 storey office building with 25 private parking spaces. The office accommodation is a mix of open-plan space with partitioned meeting rooms; each floor benefits from a kitchenette and male and female WC's. The property is available for immediate occupation.

T: 0118 959 6144 W: www.hicksbaker.co.uk

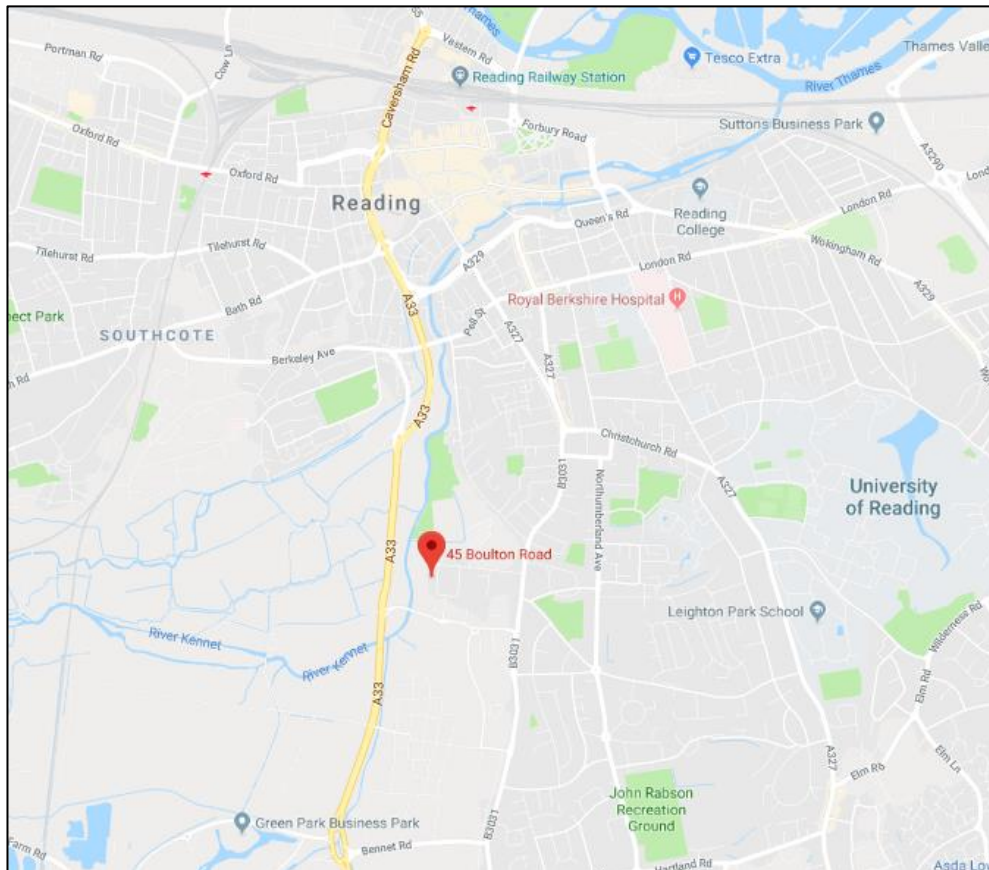
Transaction • Management • Performance

Accommodation	sq ft	sq m
Ground Floor	2,711	251.8
1 st Floor	2,766	256.9
Total	5,477	508.8

LOCATION

45 Boulton Road is ideally located just outside of Reading, positioned almost equidistantly between Reading Town centre and Junction 11 of the M4. The property is located between two of the main arterial routes into Reading, being the A33 and Basingstoke Road. Local amenities include Morrisons, Pure Gym and a Costa coffee shop on Rose Kiln Lane which are both within easy walking distance.

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links. Following recent major infrastructure investment Reading Station is now a major regional rail hub with connections to a number of major UK cities, including frequent services to London Paddington (26 minutes), London Waterloo and Gatwick Airport. Crossrail services will run to and from Reading starting in 2019.



VIEWING & FURTHER INFORMATION

James Moore
Hicks Baker
Tel: 0118 955 7086
Email: j.moore@hicksbaker.co.uk

Harry Gornall-King
Hicks Baker
Tel: 0118 955 7075
Email: h.gornall-king@hicksbaker.co.uk

Neil Seager
Haslams
Tel: 0118 921 1516
Email: neilseager@haslams.co.uk

Harry Bevins
Haslams
Tel: 0118 921 1517
Email: harrybevins@haslams.co.uk

DATE OF PUBLICATION

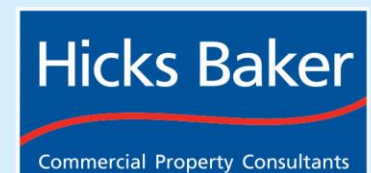
March 2018

LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

Hicks Baker for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation and other details are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No persons in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.



www.hicksbaker.co.uk