



1st FLOOR MEADOW VIEW COURT

215 Cardiff Road Reading RG1 8HX

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	1,477 SQ FT (137 SQ M)

KEY POINTS

- > Open plan office accommodation
- > Part glazed meeting room
- > Door release intercom system
- > Good car parking

Location

The premises are prominently positioned on the corner of Richfield Avenue and Cardiff Road within walking distance of Reading town centre and train station. Reading is served by Junctions 10, 11 and 12 of the M4 providing excellent road communications with London, Heathrow Airport and the national motorway network.

what3words ///tables.pool.report

Description

First floor open-plan office with a part glazed meeting room on well-established business estate.

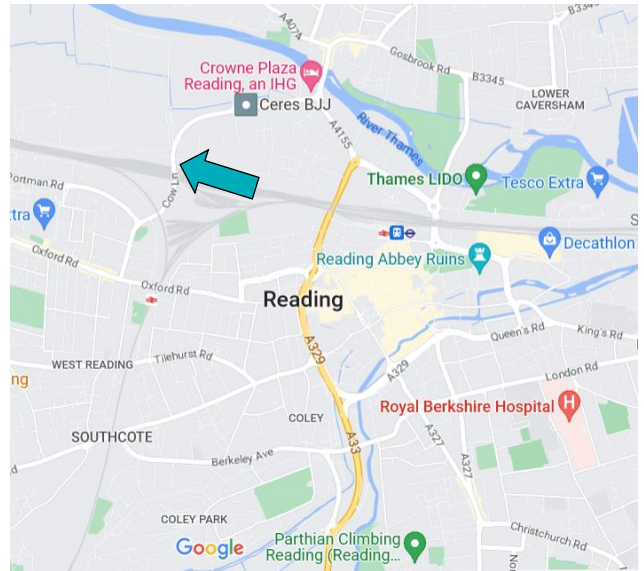
Specification

- Open plan office accommodation
- Cat 5E cabling and networking
- Electronically operated gate for secure car parking
- Door release intercom system
- Suspended ceiling
- Recessed Cat 2 lighting
- Air-conditioning
- Gas radiator heating
- Good car parking

Accommodation

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

Floor	sq ft	sq m
First floor office	1,477	137.21
Total	1,477	137.21



Energy Performance Asset Rating

EPC Rating: D (93)

Terms

A new FRI lease for a term by arrangement.

Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

Business Rates (2023/2024)

The Rateable Value for the property is £22,500.

Viewing & Further Information

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



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