

27 Kings Road, Reading, RG1 3AR

Very High Quality Fully Fitted Self Contained Office

To Let (14,933 sq ft)

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Highlights

- High quality self-contained fully fitted office
- Fit-out includes a Boardroom, Meeting Rooms, open desking and full furniture.
- Great Levels of Natural Light
- Dedicated Reception Entrance
- 11 dedicated onsite parking spaces
- Secure Bike Storage & Shower Facilities
- EPC B



Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Not to Scale - For Identification Purposes Only. - February 2320

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Location

27 King's Road is situated on the north side of King's Road and just a short walk to Reading Rail Station.

The subject property comprises a self-contained modern office building built up over ground first, second and third floor accommodation.

The ground floor provides a reception area while the three upper floors are fitted out as open plan and cellular portioned modern office accommodation.

The building has recently had a refurbishment to the mechanical and electrical as well as decorative refresh.

Lease

The premises are available by way of a sub-lease or assignment:

Lease Expiry	May 2031
Rent Review	May 2025

Occupational Costs

Rent: £27.50 per sq ft

Service Charge: not applicable (self-contained)

Business Rates: circa £10 per sq ft

Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
Ground	Office	1,016	94.42
First	Office	4,629	430.05
Second	Office	4,727	439.17
Third	Office	4,560	423.66

*All areas are approximate and measured on a NIA basis.

Description

Ground Floor:

- Central reception and waiting area
- A 4 person meeting room
- An 8 person meeting room

First Floor (60 desks):

- A 10 person meeting room
- Two 2 person meeting rooms
- Kitchen and breakout area

Second Floor (42 desks):

- Two 8 person meeting rooms
- Two private offices
- Two 2 person meeting rooms
- A comms and storage area
- Kitchen and breakout area

Third Floor (50 desks):

- An 18 person meeting room
- Kitchen and breakout area
- Two 2 person meeting rooms

VAT

The building has been elected for VAT

Viewing

Strictly by appointment.

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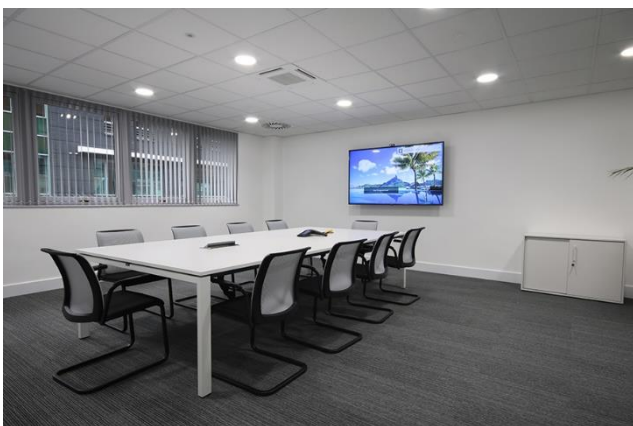
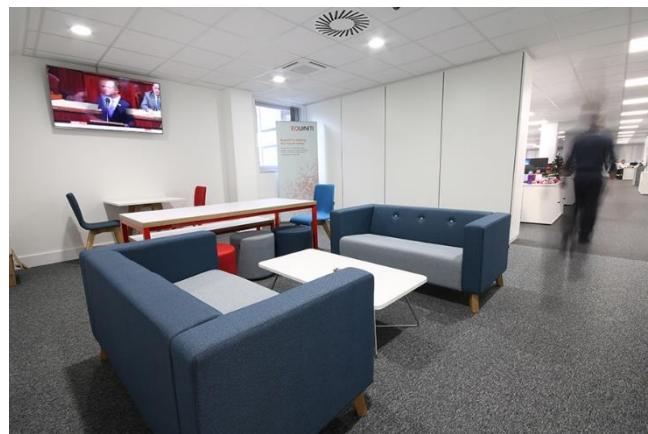
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Internal Photos



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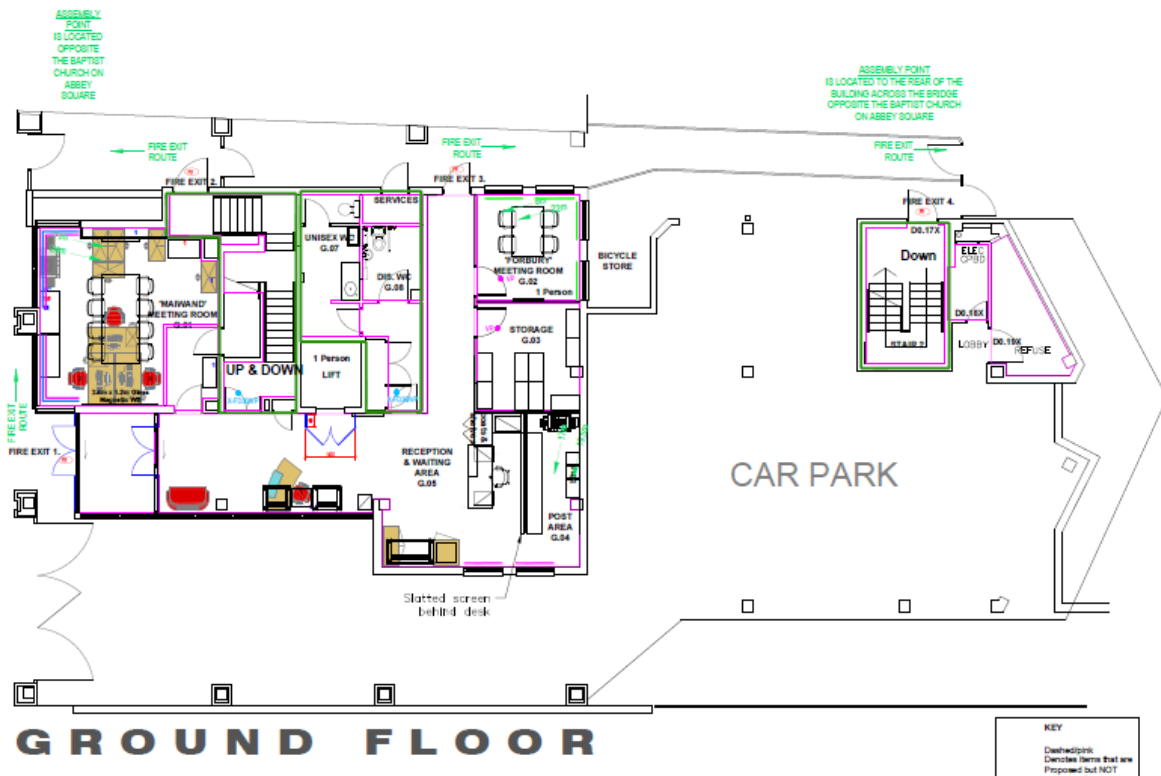
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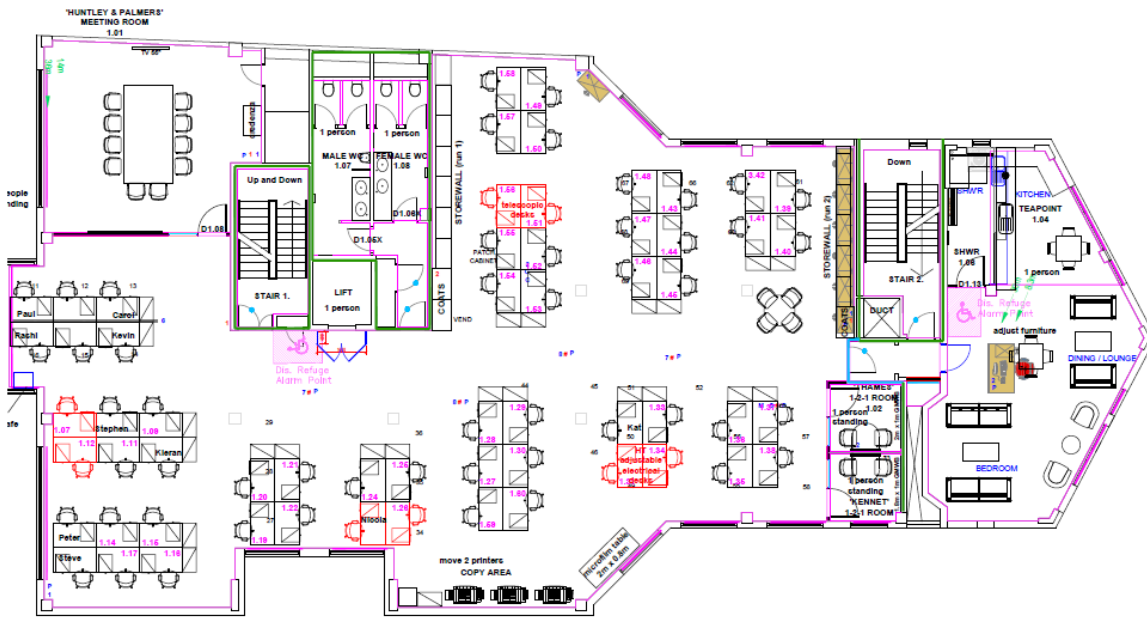
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Floorplans



GROUND FLOOR

KEY
Dashed/dotted
Denotes items that are
Proposed but NOT



FIRST FLOOR

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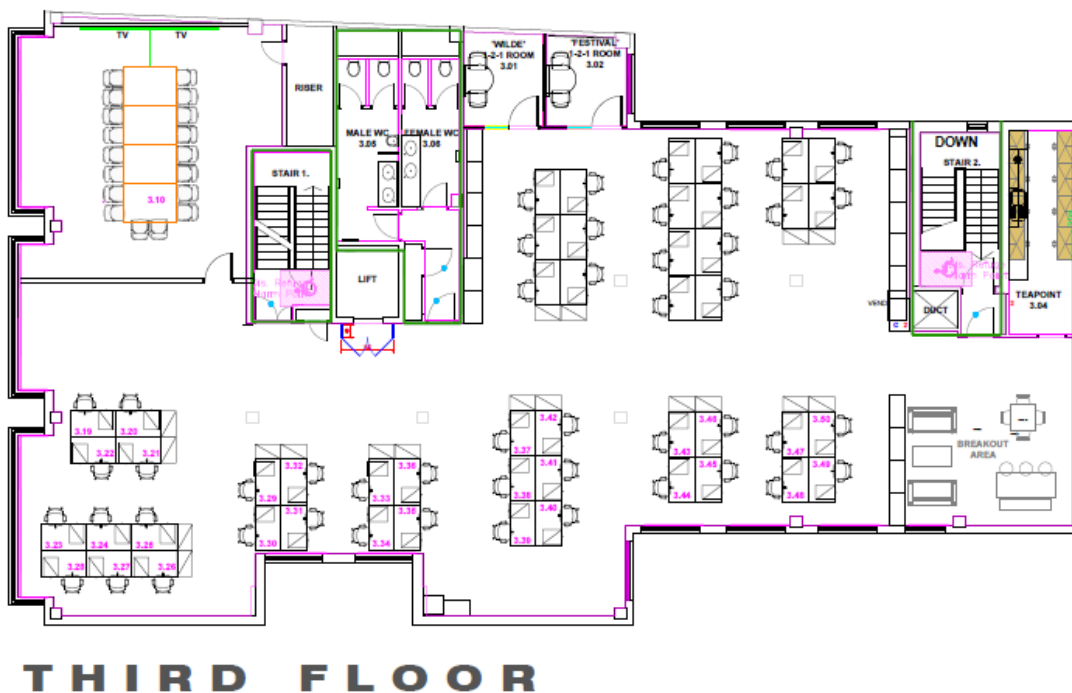
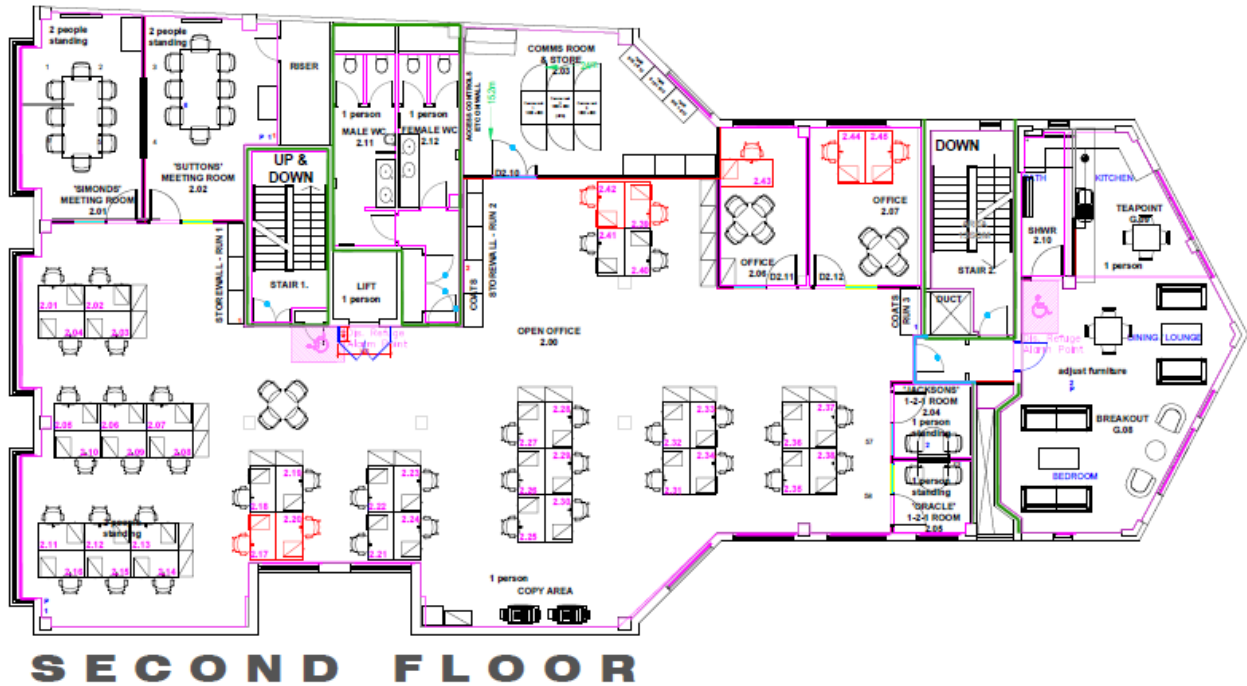
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