

MICHAEL KING

Commercial Property Consultants
119 Beech Lane Earley Reading RG6 5QD

0118 987 5151

www.michaelking.co.uk

To Let

Magnificent Office Barn Conversion by Farley Estate

2,700 sq ft

The Granary Bridge Farm Reading Road Arborfield RG2 9HT



Location Bridge Farm is situated on the south side of Reading Road (A327), on the western borders of Arborfield. Junction 11 of the M4 is 3 miles away and the M3 (J6) is 16 miles away.

High quality finishes throughout

Specification Two adjoining identical self contained office units of 2,700 sq ft have been created and are available separately or as one. The main features of the offices are:

Impressive Full Height Reception Entrance

Exposed beams on first floor Comfort Cooling Units Perimeter Trunking / Cat 5e Network

Ample on site parking

Kitchenette Security Entrance Gates Carpets throughout office area

Reception Area 200 sq ft

Ground floor 1,000 sq ft open plan plus 330 sq ft office / meeting room

First Floor 1,100 sq ft open plan



First Floor



Entrance Reception

Lease Terms : New fully repairing and insuring lease for a duration to be agreed and excluded from the Landlord and Tenant Act Security of Tenure provisions.

Rent £44,500per annum plus VAT per unit. Exclusive of all other outgoings.

Business Rates Awaiting separate assessment

Service Charge £400 per quarter for upkeep of external grounds

Legal Costs The ingoing tenant is to contribute towards the Landlords legal costs in setting up a new lease.

Rent Deposit A rental deposit may be required – depending on status

Energy Performance Certificate
Non-Domestic Building



The Granary
Bridge Farm
Reading Road, Arborfield
READING
RG2 9HT

Certificate Reference Number:
9982-3012-0794-0100-9001

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

Net zero CO₂ emissions

64

This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 513
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 47.65

Benchmarks

Buildings similar to this one could have ratings as follows:
63 If newly built
149 If typical of the existing stock

TO ARRANGE A VIEWING OR ASK FOR FURTHER INFORMATION PLEASE CONTACT

Tim Brailli of Michael King Commercial on **0118 987 5151** 07970 618915

NOTE: None of the services or appliances have been tested or inspected. All prospective tenants are advised to satisfy themselves as to the correct operation of all services and facilities.

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