

Attractive Grade II Listed Office Building

To Let

May consider freehold sale

£22.50 per sq ft including Service Charge and Excellent car parking provision



Holybrook House,
63 Castle Street
Reading
RG1 7SN

DESCRIPTION

Holybrook House is an attractive Grade II Listed building located on a prominent corner of Castle Street and the Inner Distribution Road (IDR). The office accommodation available offers flexible suite sizes and can be let on a floor by floor basis. The building benefits from excellent parking provision to the rear. Reading Town Centre and the Oracle Shopping Centre is just a short walk away providing excellent local amenity. The property offers excellent transport connections via the IDR and Reading train Station.

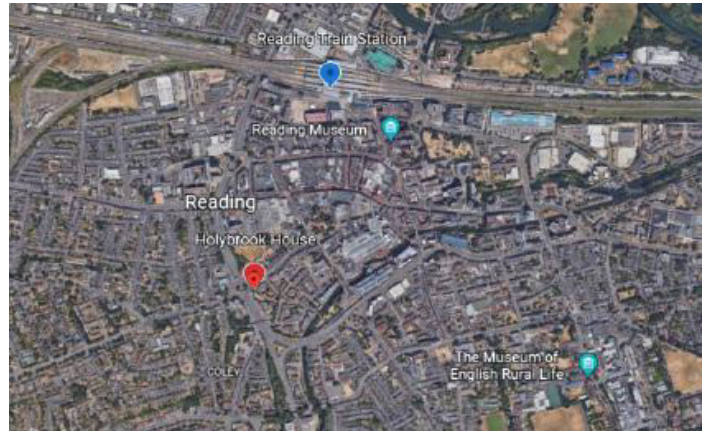


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LOCATION

- M4 Jct 11 3.3 miles
- M4 Jct 12 4.1 miles
- M25 25.6 miles
- London Paddington FJT 25 minutes
- London Waterloo FJT 1 hour 1 minute
- Elizabeth Line TFL services to London
- Rail-air coach to Heathrow 1 hour 12 minutes
- Heathrow by train 55 minutes
- Gatwick by train 1 hour 24 minutes
- Postcode RG1 7SN
- What3words ///dozed.score.field



ACCOMMODATION

First floor	1,034 sqft	96 sqm
Second floor	1,192 sqft	111 sqm
Third floor	568 sqft	53 sqm
TOTAL	2,794 sqft	260 sqm

Measured in accordance with IPSP3 as per Code of Measuring Practice 2nd edition

TERMS

A new Internal Repairing lease is available directly from the landlord on terms to be agreed. Rental figure includes utilities, cleaning, external repairs etc.

Note: the service charge element of the inclusive rent is subject to an annual review in line with CPI

RENT

£62,865 per annum (inclusive of service charge).

RATES

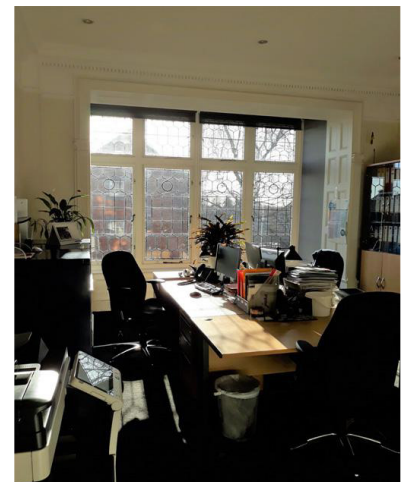
The tenant is responsible for the payment of business rates and should make their own enquiries with the relevant charging authority.

EPC

D. A full certificate is available on request.

VAT

All terms are exclusive of VAT unless otherwise stated



FURTHER INFORMATION

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