



**HASLAM S**  
CHARTERED SURVEYORS

MODERN OFFICE SUITES

**TO LET**



# Part 1<sup>st</sup> FLOOR THEALE COURT

11 - 13 High Street Theale RG7 5AH

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>3,329 SQ FT</b> (309 SQ M)

## KEY POINTS

- > Modern first floor office suite available
- > Excellent car parking ratio 1:303 sq ft
- > Prominent high street location
- > Kitchenette / breakout space
- > WC and shower facilities
- > Walking distance to Theale train station
- > 1 minute from M4 Junction 12

T: 0118 921 1515    W: [haslams.co.uk](https://www.haslams.co.uk)



## Location

Local amenities on the doorstep include shops, restaurants, pubs and a Post Office. Theale Station is 5 minutes' walk which provides regular direct rail services to Reading, Newbury and London Paddington. Junction 12 of the M4 Motorway provides excellent access to the national road network and there are regular bus routes servicing the local area. [what3words.com/take.zones.atom](http://what3words.com/take.zones.atom)

## Description

Theale Court is a modern three storey office development prominently located on Theale High Street. The building offers excellent onsite amenity with a shared reception area, shower facilities and a communal roof terrace with views of the village and surrounds. The space benefits from 11 parking spaces.

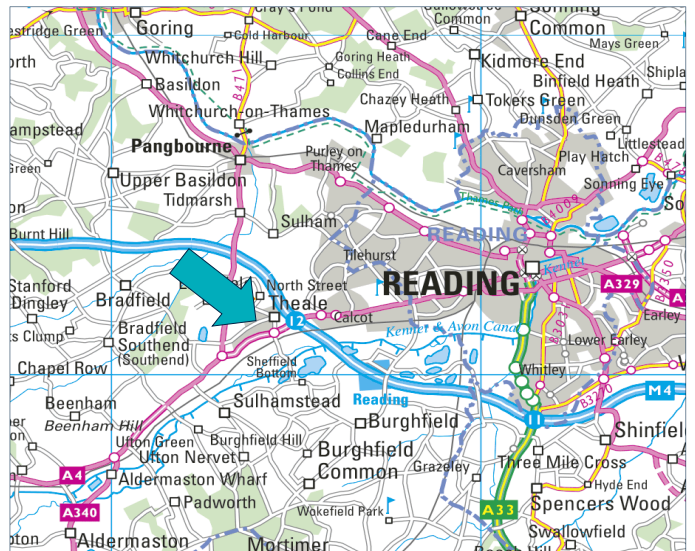
## Specification

- Raised floors
- LED PiR lighting
- New metal tiled suspended ceilings
- New air conditioning heating and cooling
- Floor to ceiling windows
- Kitchenette
- WC and shower facilities
- Communal roof terrace
- 11 Car parking spaces (1 space : 303 sq. ft.)

## Accommodation

The floor areas stated are estimates according to International Property Measurement Standard (IPMS(3)):

First Floor	sq ft	sq m
Total	3,329	309.3



## Terms

The property is available on a new FRI lease on terms to be agreed. Rent on application.

## Energy Performance Asset Rating

EPC Rating: C:65

## Rateable Value

To be advised.

## Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which will be charged at the prevailing rate.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.  
Joint Agent: Hicks Baker 0118 955 7075.



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