

# Offices

Hicks Baker

Commercial Property Consultants



Winnersh – 4KSL King Street Lane RG41 5AS

## KEY FACTS

- Refurbished to a high specification throughout
- Secure parking with 6 electric car charging points
- Air conditioning
- Conference room
- Less than 250m from Winnersh Station
- Potential for D1 use, subject to consents
- Terms on application

## TO LET

Accommodation	sq ft	sq m
Total	4,688	436

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# Transaction • Management • Performance

## DESCRIPTION

'4KSL' is a self-contained, 2 storey office building with good onsite secure parking. The office accommodation is undergoing comprehensive refurbishment to a high specification. The improved building will benefit from Air Conditioning, LED lighting, new floors, metal ceiling tiles, new WC's, a remodelled reception and upgraded exterior elevations.

## LOCATION

'4KSL' is located midway between Reading and Wokingham, approximately 1.3 miles from the A329M which provides immediate access to Junction 10 of the M4. The building is positioned on the corner of Reading Road and King Street Lane, directly opposite a large Sainsburys superstore which offers excellent local amenities.

Winnersh Station is only 250m away. Regular services connect Winnersh to Reading (10 mins), Bracknell (11 mins) and London Waterloo (1hr 13 mins). Twyford station is a short 8 minute drive and this provides regular services to London Paddington (50 mins).

In addition, there is an excellent bus service and 'Park and Ride' facilities at Winnersh Triangle. Heathrow Airport is approximately 30 minutes' drive away.

## RATES

**Rateable Value: £65,500**

**Uniform Business Rate Multiplier (2019-2020) 50.4 pence.**

## TERMS

**A new lease is available direct from the landlord on terms to be agreed.**

## EPC

**B (40)**

## LEGAL COSTS

**Each party is to pay its own legal costs.**

## VAT

**All terms are exclusive of VAT unless stated otherwise.**



## VIEWING & FURTHER INFORMATION

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## LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## MISREPRESENTATIONS ACT 1967

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