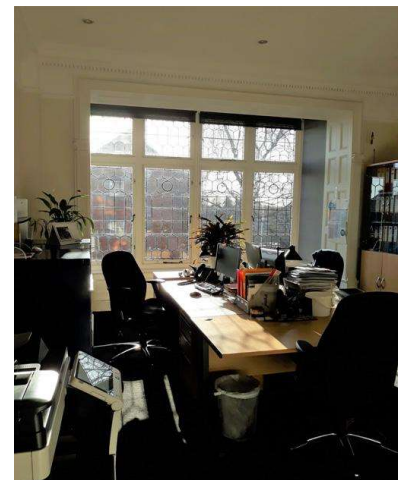


## ATTRACTIVE GRADE II LISTED OFFICE BUILDING

**FOR SALE OR TO LET**

**£22.50 PER SQ FT INCLUDING SERVICE CHARGE  
AND EXCELLENT CAR PARKING PROVISION**

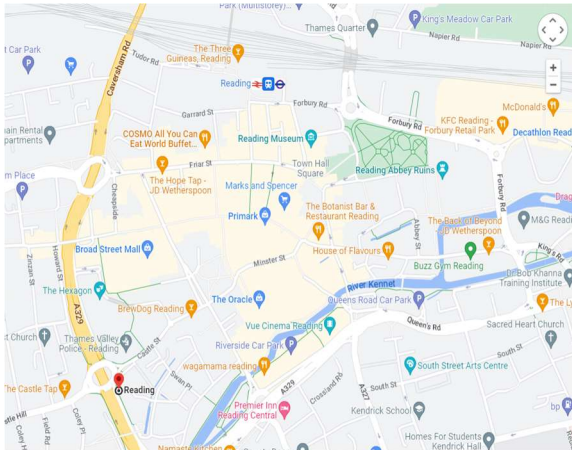


**Holybrook House, 63 Castle Street, Reading, RG1 7SN**



**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



**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.

**LEASE**

A new Internal Repairing lease is available directly from the landlord on terms to be agreed. The current quoting rent of £22.50 per sqft per annum includes utilities, cleaning and external repairs etc.

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

**FREEHOLD**

The current quoting price is £1.2m

**ACCOMMODATION**

FLOOR	SQ M	SQ FT
L/Ground	34	362
First Floor	96	1034
Second Floor	111	1192
Third Floor	53	568
<b>TOTAL</b>	<b>294</b>	<b>3,156</b>

**BUSINESS 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**

VAT is excluded from all figures quoted.

**CONTACT/VIEWING**

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