



TURNHAMS GREEN

PINSENTS LANE, THEALE RG31 4UH



One TURN from M4 J12

UNITS 2 AND 3

TWO COMPREHENSIVELY REFURBISHED
SELF-CONTAINED OFFICE BUILDINGS
TOTALLING 17,996 SQ FT TO LET

turnhamsgreen.co.uk



Turnhams Green comprises four high specification two storey office buildings set in an established landscaped environment.

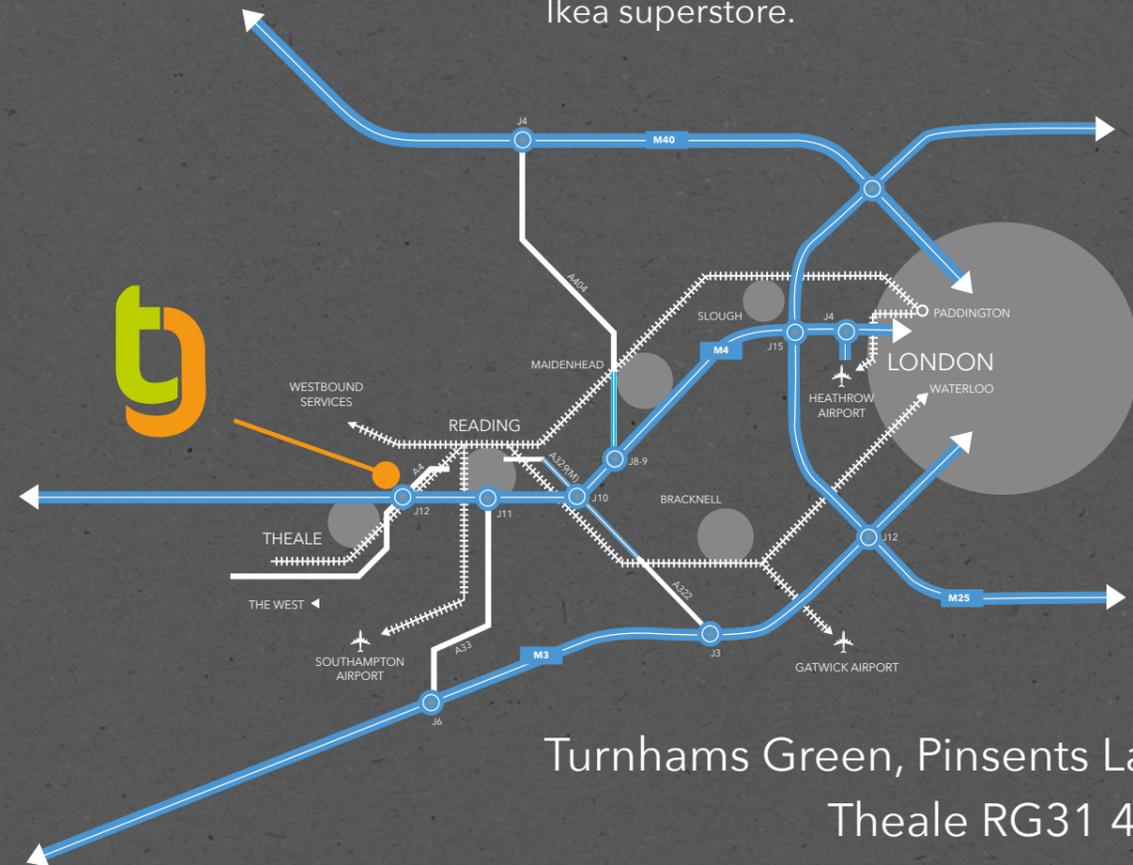
We are pleased to present Units 2 and 3 which are ready to let.

Both are high-specification office buildings and have been completely refurbished. Combined they total 17,996 sq ft.

..... pedestrian route to the shopping area

Turnhams Green Business Park is strategically located just a short distance from Junction 12 of the M4 motorway.

The development is situated close to Sainsburys, the headquarters of Porsche GB and the impressive new Ikea superstore.



Turnhams Green, Pinsents Lane
Theale RG31 4UH

LOCATION

Reading is a major road and rail hub and provider for destinations throughout the country. There is a direct service to London Paddington every 15 minutes at peak times (25 minutes journey time). Alternatively, services run from Theale Station which is approximately one mile distant with direct services to London and Reading. There is also a coach link service to Heathrow Airport at regular intervals from Sainsburys.



Unit 2

8,120 sq ft (754.28)

The refurbishment of Unit 2 has recently been completed and includes a new HVRF air conditioning system and the flexibility to create four self-contained suites from 1,966 sqft upwards. A strong parking ratio, a generous reception area and an attractive landscaped environment create an excellent working environment for a wide range of businesses.

The building has an exceptional EPC rating of A-25.

A good range of local amenities are within a short walk of the scheme including Next, Sainsburys, MacDonalds, Boots and Starbucks.



EPC RATING: A-25

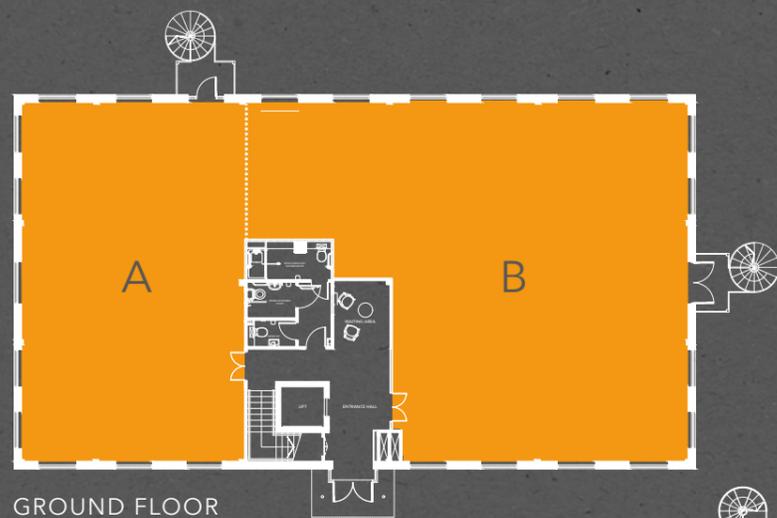
Excellent specification

-  ON-SITE SECURITY
-  NEW CARPETS THROUGHOUT
-  METAL TILE SUSPENDED CEILING
-  ENHANCED RECEPTION EXPERIENCE
-  NEW HVRF AIR CONDITIONING
-  HIGH QUALITY WCs
-  FULL ACCESS RAISED FLOORS
-  EPC RATING: A-25
-  PASSENGER LIFT
-  SHOWERS
-  CYCLE STORAGE
-  34 PARKING SPACES (1:234 SQ FT)

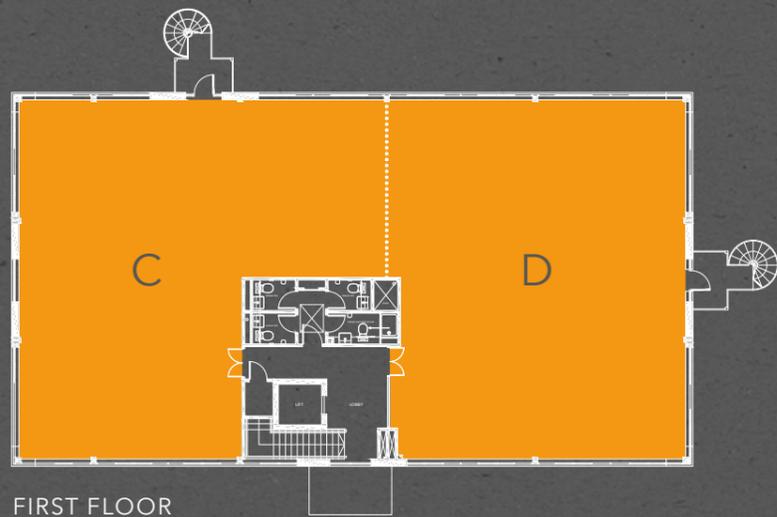




Flexible floor space



UNIT 2 FLOOR AREAS	sq ft	sq m
Suite A Grd Floor North	1,547	143.67
Suite B Grd Floor South	2,450	227.65
Suite C 1st Floor North	1,997	185.53
Suite D 1st Floor South	1,996	185.43
Reception	130	12
TOTAL	8,120	754.28





Unit 3

9,876 sq ft (917.4)

Unit 3 is a self-contained detached building split over ground and first floors totalling 9,876 sq ft.

The building has been comprehensively refurbished to a high standard including new air conditioning and provides light open plan space with a contemporary feel, offering an occupier identity and flexibility.

The building has an exceptional EPC rating of A-25.



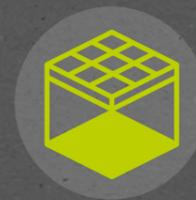
EPC RATING: A-25



ON-SITE SECURITY



NEW CARPETS THROUGHOUT



METAL TILE SUSPENDED CEILING



ENHANCED RECEPTION EXPERIENCE



NEW VRF AIR CONDITIONING



HIGH QUALITY WCs



FULL ACCESS RAISED FLOORS



EPC RATING: A-25



PASSENGER LIFT



SHOWERS



CYCLE STORAGE

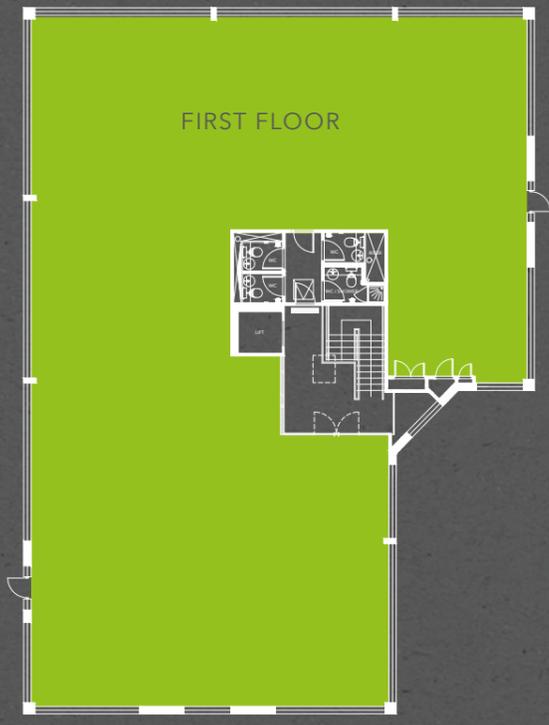
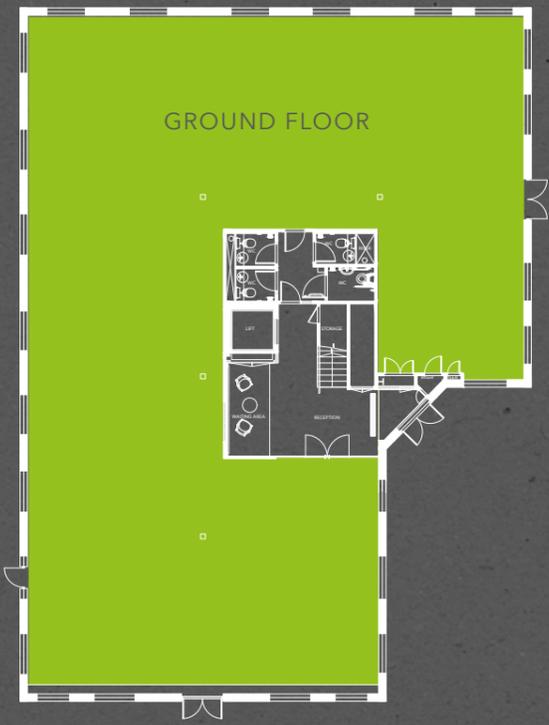


41 PARKING SPACES (1:240 SQ FT)



Light and open floors

UNIT 3 FLOOR AREAS	sq ft	sq m
Ground floor	4,810	446.9
First floor	4,936	458.5
Reception	130	12
TOTAL	9,876	917.4



LEASE

Units 2 and 3 are available on new leases for a term to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction.

TERMS

On application.

VIEWING

Strictly by appointment through the joint agents.



Darren Parkinson
dparkinson@parkinsonholt.com
0118 902 3934



Tom Fletcher
tom@hatch-re.com
07752 127 413