

**TO LET**  
**SELF-CONTAINED REFURBISHED**  
**SECOND FLOOR OFFICE SUITE**

**795ft<sup>2</sup> (74m<sup>2</sup>)**



**SECOND FLOOR**  
**6 SOUTHERN COURT**  
**SOUTH STREET**  
**READING**  
**BERKSHIRE RG1 4QS**



**LOCATION**

Southern Court is a development of 10 purpose built office properties comprising a mixed range of accommodation over 3 floors. The development is located close to Reading town centre and the various amenities available within the town. The Oracle shopping and leisure centre is approximately 5 minutes walk and Reading train station is approximately 10 minutes walk.

Southern Court offices are prominently located on South Street, a busy street with a mixture of both commercial and residential occupiers only a short distance from London Street.

**DESCRIPTION**

The property comprises an open plan second floor office accessed by way of a shared stairwell but with a dedicated WC facility accessed off the stairwell.

The office offers unusual open plan workspace with good natural light available by way of an unusual arrangement of both rooflights and a mixture of picture and circular windows, and as such provides character modern accommodation suitable for a range of occupier requirements.

**AMENITIES**

- Predominantly open plan
- Recent refurbished
- Fully carpeted
- Network cabled
- Kitchenette facility
- Dedicated WC facility

**ACCOMMODATION**

The accommodation comprises 795ft<sup>2</sup> [74m<sup>2</sup>], approximate Net Internal Area.

**TERMS**

The offices are available by way of a new lease on terms to be agreed to be excluded from the security of tenure provisions of The Landlord and Tenant Act 1954.

**RENT**

£10,000 per annum exclusive

**RATES**

Rateable Value: £6,100

Rates Payable in 2015/16: £2,928.00.

We understand the above rates are payable, however some occupiers may be eligible for small business rates relief. Interested parties are advised to make their own enquiries directly with Reading Borough Council Business Rates Department on 0118 9390900.

**SERVICE CHARGE**

There is a service charge budget for 2015/16 of £3,966.83 (£5.03 per ft<sup>2</sup>).

**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in connection with this transaction.



**VAT**

VAT is not payable in respect of this property.

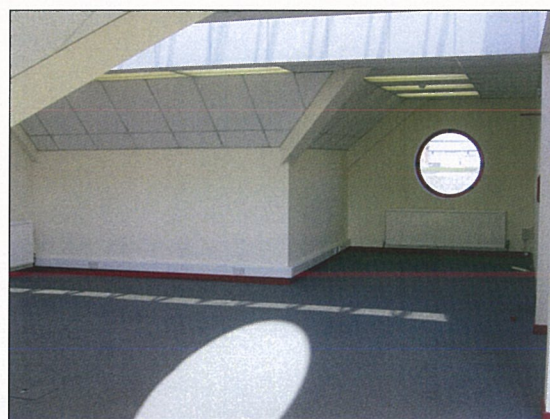
**VIEWINGS**

Strictly by appointment with the Joint Sole Agents:-



info@dunsterandmorton.co.uk

jjh@bridgerbell.com


**Energy Performance Certificate**  
 Non-Domestic Building

 6 Southern Court  
 South Street  
 READING  
 RG1 4QS

**Certificate Reference Number:**  
 0720-0831-0840-8329-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

Net zero CO<sub>2</sub> emissions**A** 0-25**B** 26-50**C** 51-75**D** 76-100**E** 101-125**F** 126-150**G** Over 150

Less energy efficient


**110** This is how energy efficient the building is.
**Technical information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 331  
 Building complexity (WOS level): 3

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
**35** If newly built  
**68** If typical of the existing stock

July 2015

**SUBJECT TO CONTRACT**

