

**Chartered Surveyors &
Commercial Property Consultants**

6 Southern Court
South Street
Reading
Berkshire RG1 4QS

Tel: 0118 955 1700

Fax: 0118 955 1725

E-Mail: info@dunsterandmorton.co.uk

www.dunsterandmorton.co.uk

**Dunster
Morton⁺**
CHARTERED SURVEYORS
dunsterandmorton.co.uk
0118 955 1700

TO LET

**GOOD QUALITY SERVICED OFFICES
University Campus**

**Various Individual Offices Available
99ft² [9.23m²] to 258ft² [24m²]**



**TOBs Building
UNIVERSITY OF READING (EARLEY GATE)
WHITEKNIGHTS ROAD
READING
BERKSHIRE RG6 6AT**

NOTE: Dunster & Morton is the trading name for Dunster & Morton LLP. Dunster & Morton for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Dunster & Morton or the vendor. (3) None of these statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither Dunster & Morton nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.

LOCATION	The offices are situated on part of the University of Reading Earley Gate campus approximately 2 miles from Reading town centre. The offices are well presented and are situated in an attractive environment with the benefit of adjacent permit parking being separately available close to the building, if required.
DESCRIPTION	Each office is located at ground floor level by way of a communal access. There are shared WC and kitchen facilities. Each office has painted wall finishes and florescent lighting.
AMENITIES	<ul style="list-style-type: none"> • Fully carpeted • All utilities included • Good quality shared kitchen and WC facilities
ACCOMMODATION	The accommodation comprises various rooms at ground floor level with approximate Net Internal Areas between 99ft ² [9.23m ²] to 258ft ² [24m ²].
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	Between £3,000 per annum and £6,500 per annum, inclusive of utilities, dependent on size. Permit parking is available by separate arrangement.
RATES	The occupier will be responsible for Business Rates, however they may be eligible for small business rates relief. Interested parties are advised to make their own enquiries directly with Wokingham Borough Council Business Rates Department on 0118 9746000.
SERVICE CHARGE	There is no service charge. Occupiers are however required to make their own arrangements with regard to cleaning and telecoms connections.
LEGAL COSTS	Each party is to be responsible for their own legal costs incurred in connection with the transaction.
VAT	VAT is not chargeable on the rent.
VIEWINGS	Strictly by appointment with the Agents:-



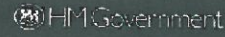
Dunster & Morton LLP
6 Southern Court
South Street
Reading
Berkshire
RG1 4QS

Tel: 0118 955 1700
Fax: 0118 955 1725

Email: johnfry@dunsterandmorton.co.uk

John Fry, FRICS

Energy Performance Certificate
Non-Domestic Building



Building TOB1
University of Reading
Whiteknights
READING
RG6 6BW

Certificate Reference Number:
0580-0437-6509-2092-9006

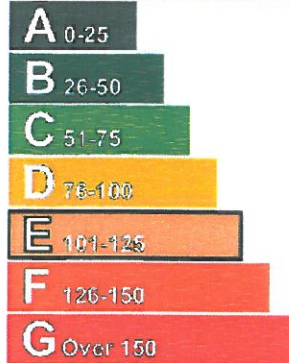
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ **105** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 4518
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 95.3

Benchmarks

Buildings similar to this one could have ratings as follows:
23 → If newly built
61 → If typical of the existing stock.