

HIGHLANDS HOUSE

Spencers Wood, Reading



SUPERB PERIOD OFFICES | 8,955 sq ft (831.9m²)

highlandshouse.co.uk



0118 921 1515
WWW.HASLAMS.CO.UK



Highlands House is an exceptionally attractive mid Georgian mansion which dates from approximately 1760.

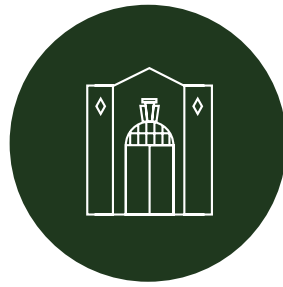
The building is located in extensive landscaped grounds totalling some 5 acres providing an excellent corporate image and idyllic working environment.

The office accommodation is arranged over three floors with a catering kitchen and restaurant seating area at lower ground level. The original building maintains many of the original features. The property was extended over two storeys, in the same style as the original, approximately 30 years ago to provide an additional open plan wing.





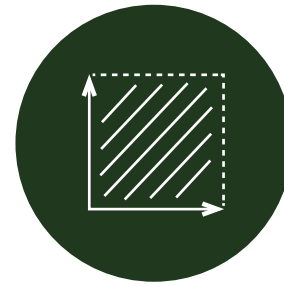
Specification



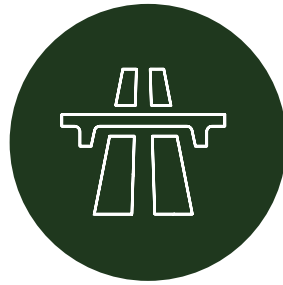
Unique Georgian mansion



Attractive countryside setting



5 acres (approx) of extensive landscaped grounds



Close to junction 11 M4 motorway



Carpeted throughout



85 car parking spaces (1 space : 105 sq. ft.)



Broadband Connectivity



Detached garage/store



Catering kitchen / restaurant

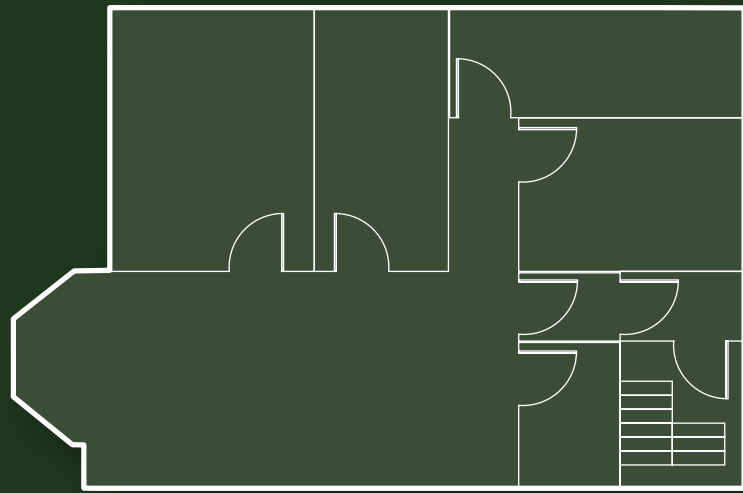
Highlands House is ideally suited for companies looking for a statement HQ building, capable of offering training and conference facilities in a tranquil, green setting with unrivalled car parking amenity.



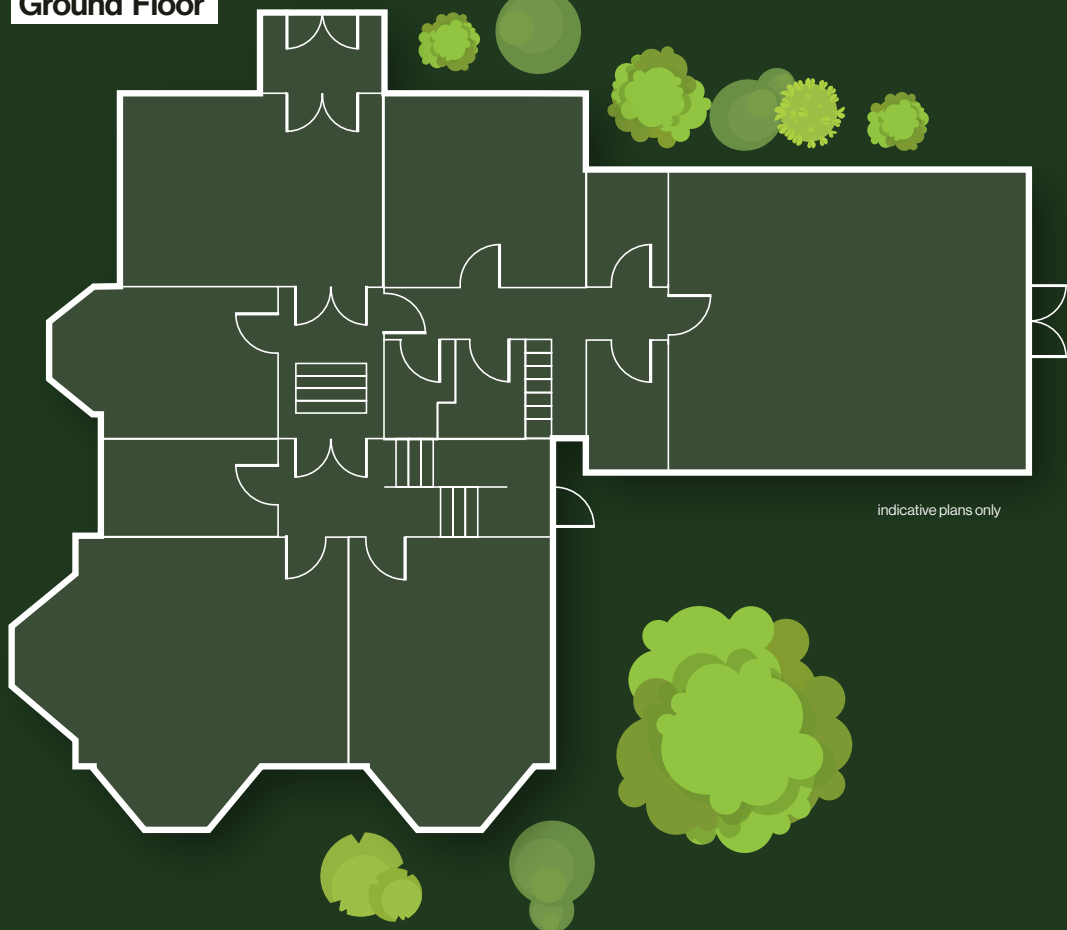
Floor plans

indicative plans only

Lower Ground Floor

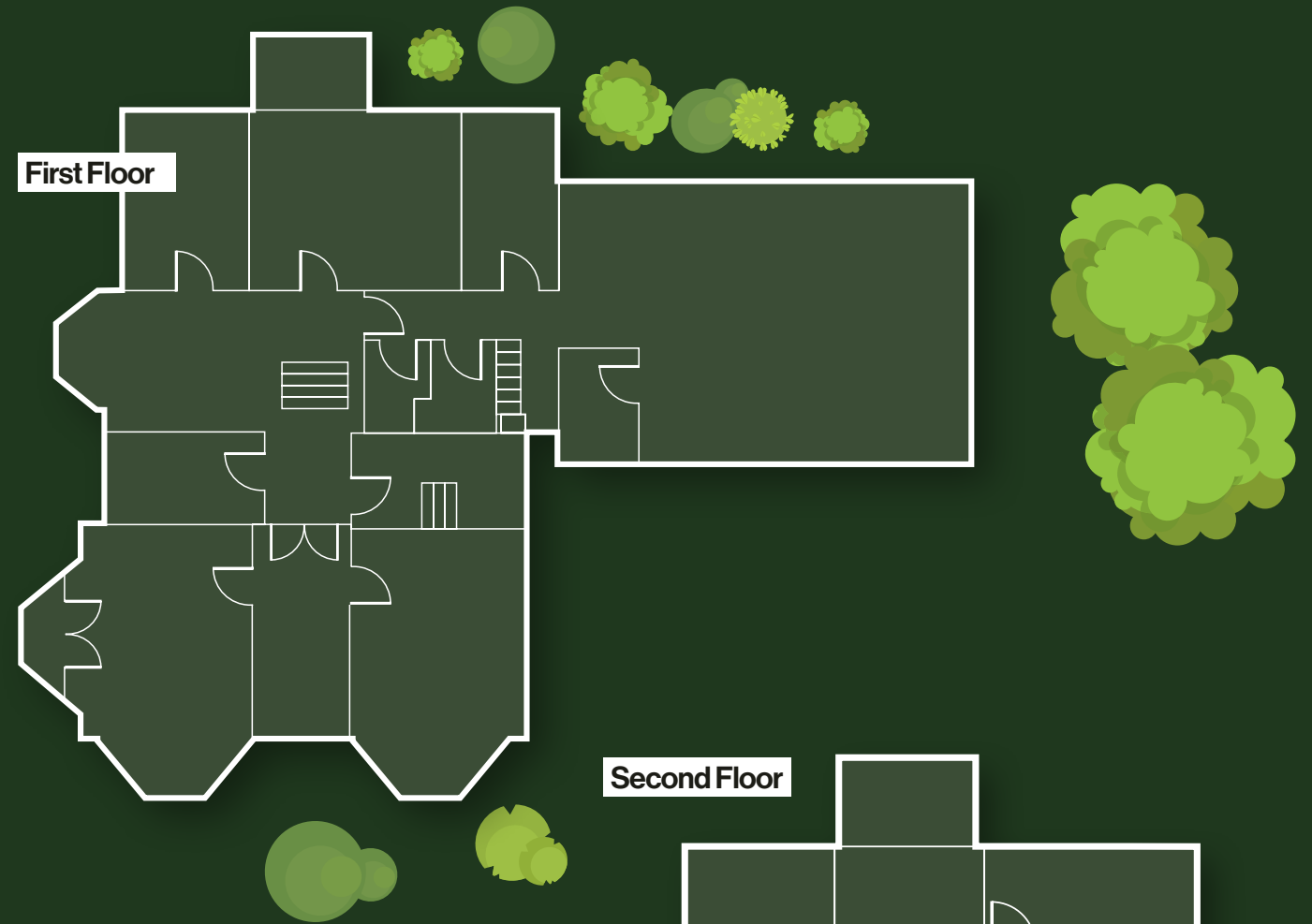


Ground Floor

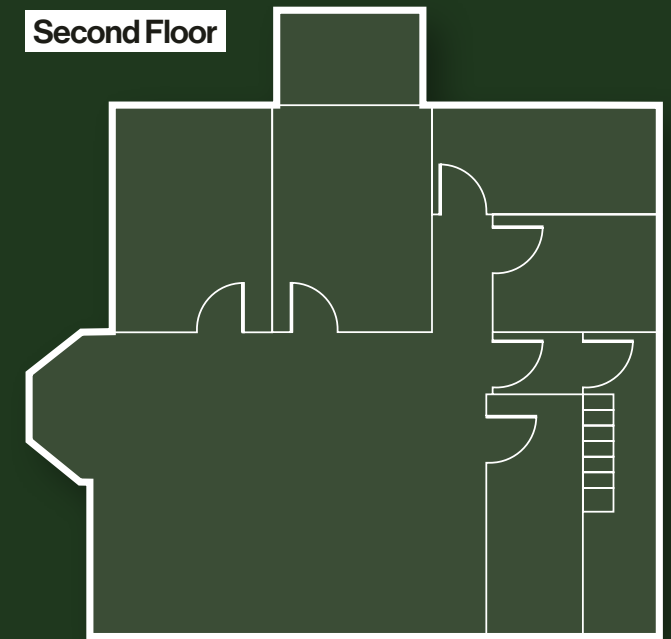


indicative plans only

First Floor



Second Floor



Accommodation

The approximate Net Internal Areas are:

Floor	Description	sq ft	sq m
Lower Ground Floor	Kitchen/Restaurant	810	75.25
Ground Floor	Offices	3,444	319.95
First Floor	Offices	3,340	310.30
Second Floor	Offices	1,361	126.40
TOTAL		8,955	831.90
Ground & First Floor	Garages/Store	1,870	173.80



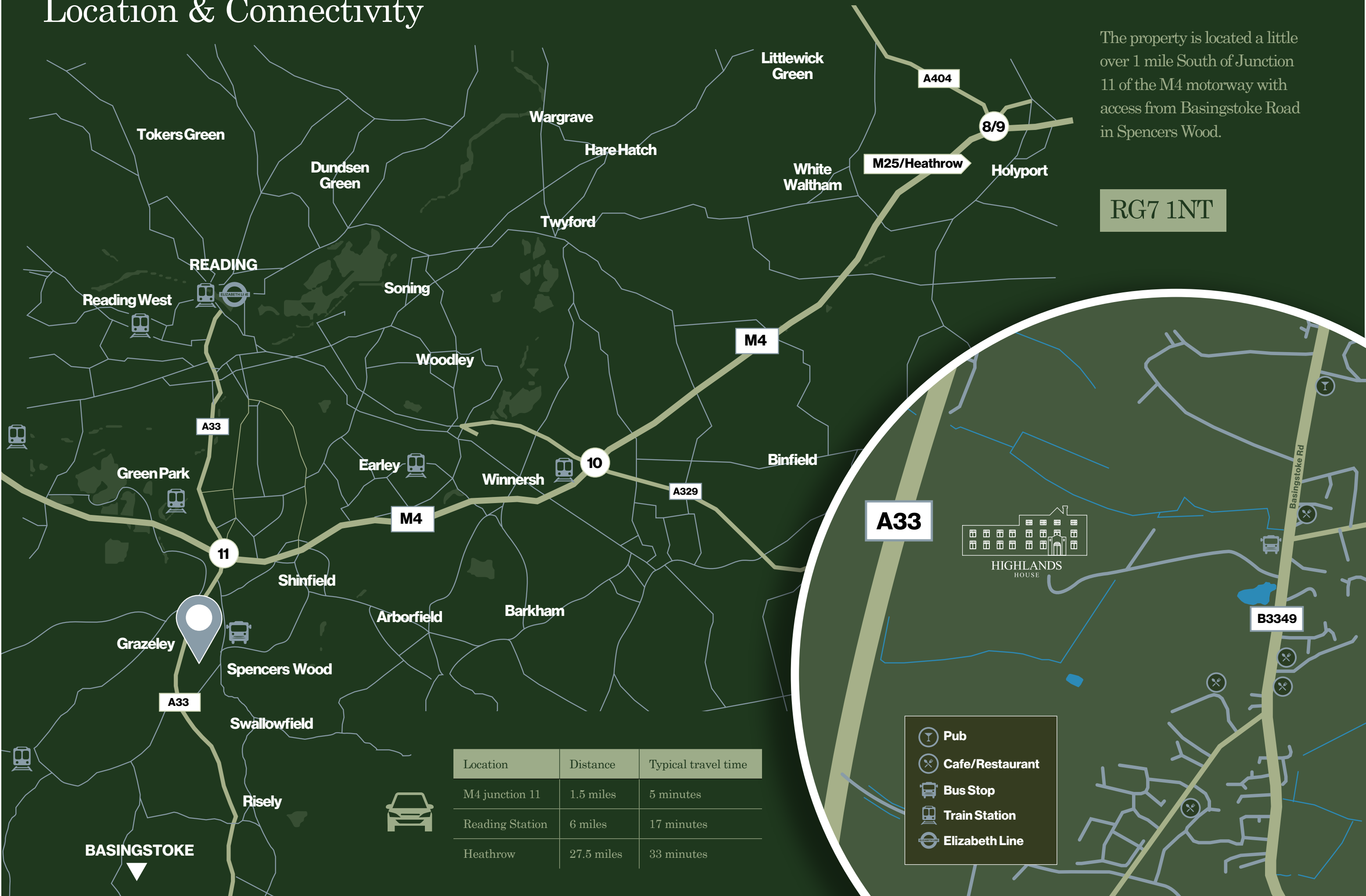
Beautiful Georgian detail








Location & Connectivity

The property is located a little over 1 mile South of Junction 11 of the M4 motorway with access from Basingstoke Road in Spencers Wood.

RG7 1NT



Location	Distance	Typical travel time
M4 junction 11	1.5 miles	5 minutes
Reading Station	6 miles	17 minutes
Heathrow	27.5 miles	33 minutes

-  Pub
-  Cafe/Restaurant
-  Bus Stop
-  Train Station
-  Elizabeth Line



Rates

2022 - 2023 Rateable Value: £145,000

Terms

The premises are available by way of a new lease on terms to be agreed.

VAT

VAT will be payable on the rent.

Viewing & Further information

Please contact sole agents Haslams.

Harry Bevins *MRICS*

D: 0118 921 1517

M: 07725 277556

E: harrybevins@haslams.co.uk





HIGHLANDS HOUSE

Basingstoke Road, Spencers Wood, Reading, RG7 1NT



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