

TO LET



ENTERPRISE HOUSE

95 London Street Reading Berkshire RG1 4QA

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	1,137 - 2,437 SQ FT (106 - 226 SQ M)

KEY POINTS ✓

- > Break-out area
- > Onsite car parking
- > LED lighting
- > Central position within a short walk of Reading train station and The Oracle shopping centre

Location

Enterprise House is situated on London Street (A327) an easy walk to the Oracle shopping centre and railway station providing high-speed services to London Paddington (25 minute journey time).

London Street forms one of the main thoroughfares to J11/M4 and in turn London, Heathrow Airport and the national motorway network.
what3words ///simply.advice.spin

Description

A prominent, 3-storey, purpose built air conditioned office building with predominantly open-plan office suites with onsite car parking.

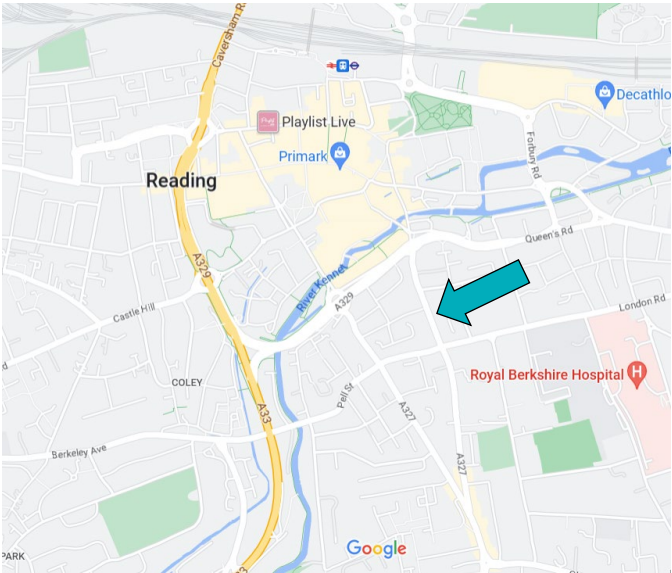
Specification

- Predominantly open plan office suites with some private meeting rooms
- Available separately or combined
- Air conditioning
- Perimeter trunking
- Suspended ceilings with LED lighting
- Carpeting
- Passenger lift
- Break-out areas
- Male and female WCs
- Good natural light
- On-site car parking

Accommodation

We understand the Net Internal Area (NIA) is as follows:

Floor	sq ft	sq m
1 st Flr Front Suite	1,300	120.77
2 nd Flr Front Suite	1,137	105.63
Total	2,347	266.4



Terms

The office suites are available on new FRI leases for a term by arrangement and contracted outside the Landlord & Tenant Act. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs.
Rents are quoted exclusive of VAT.

Energy Performance Asset Rating

1st Floor Front Suite: C:67
2nd Floor Front Suite: B:48

Rateable Value

1st Floor Front Suite: £20,000
2nd Floor Front Suite: £20,250

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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1st Floor Suite



2nd Floor - Front Suite