



SUITE 2 CITY GATE

Southampton Street Reading RG1 2QW

TYPE	OFFICE
TENURE	LEASEHOLD / LONG LEASEHOLD
SIZE	2,655 SQ FT (246.66 SQ M)

KEY POINTS

- > Self-contained modern offices
- > Town centre fringe
- > Available immediately
- > Onsite car parking
- > Private and direct street-level access
- > Good natural light
- > Refitted kitchen

Location

The premises are prominently located on Southampton street which forms one of the main traffic routes into Reading town centre, and are situated within walking distance of the Oracle shopping and leisure complex.

Reading offers excellent connectivity through its extensive road and rail networks as well as a frequent service to Heathrow via the Rail-Air bus service.

Description

The premises comprise of a modern ground floor office suite within a mixed-use building that can be accessed via a private entrance with attractive arched canopy, with the potential for alternate uses, subject to the necessary planning consents.

Specification

- Refitted modern kitchen
- Plasterboard ceiling
- LED Lighting
- Ceiling and wall mounted air conditioning
- Exclusively demised Male & female WC's
- Additional disabled WC
- 1 car parking space allocated on site in secure elevated car park

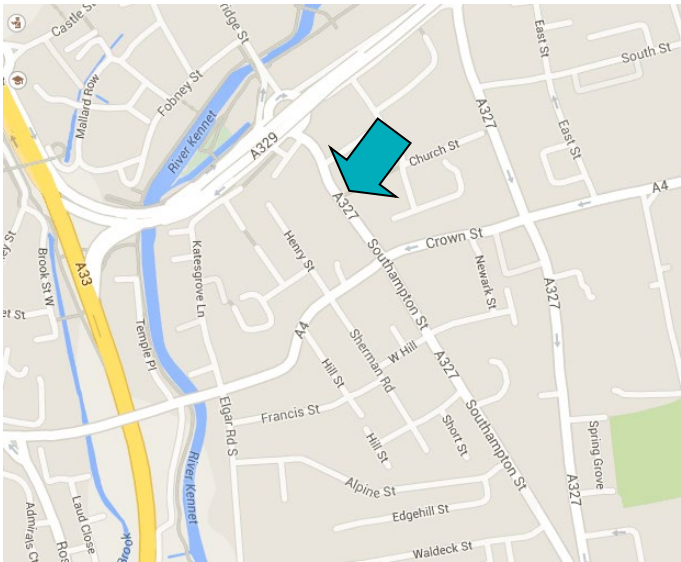
Terms

The property is available on a new FRI lease on flexible terms to be agreed. Alternatively, the long-leasehold interest of the Property is available to purchase.

Accommodation

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

	sq ft	sq m
Suite 2	2,655	246.66



Energy Performance Asset Rating

EPC Rating: D:97

Business Rates

The Rateable Value for the property is £26,500

Legal Costs / VAT

Each party to bear their own legal costs. VAT is payable.

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 agent for further information or an appointment to view.



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