

FOR SALE



1st FLOOR 118 LONDON STREET

Reading Berkshire RG1 4SJ

TYPE	OFFICE
TENURE	LONG LEASEHOLD
SIZE	1,668 SQ FT (155 SQ M)

KEY POINTS

- > Modern, open plan office suite
- > 10-minute walk from Reading Station
- > 2 allocated car parking spaces
- > Private WC's

Location

The property is situated on the western side of London Street, on the edge of Reading town centre. There are a multitude of amenities within a short walk of property including cafes, shops, Reading Crossrail Station and the Oracle Shopping Centre. The property is within easy reach of the M4 Motorway at Junction 11 which is 3 miles to the south.

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Travel Times / Distance

Source: Trainline.com, Google Maps

By rail (from Reading):

- Newbury – 14 minutes
- Basingstoke – 17 minutes
- Oxford – 22 minutes
- London Paddington – 23 minutes
- London Waterloo – 59 minutes
- Bristol Temple Meads – 69 minutes

By road:

- Basingstoke – 17 miles
- Newbury – 22 miles
- Oxford – 26 miles
- Central London – 41 miles
- Bristol – 80 miles

Description

The property comprises part of the first floor of a modern mid-terrace office building, providing a self-contained office suite. Internally the suite is configured as an open plan office with suspended ceiling, LED lighting, dual air con / heating cassettes, good natural light, male & female WCs and lift.

Energy Performance Asset Rating

EPC Rating: To be reassessed.

Specification

- Open plan
- Suspended ceiling
- Raised floor and perimeter trunking
- Air conditioning and heating units
- Door entry intercom system
- LED lighting
- Male and female WC's
- 2 parking spaces
- Excellent natural light

Accommodation

We understand the internal area (IPMS3) is as follows:

Floor	sq ft	sq m
First Floor	1,668	154.96
Total	1,668	154.96

Rateable Value

£26,500

Terms

The Long Leasehold of the premises are offered for sale with vacant possession.

Legal Costs / VAT

Each party to bear their own legal costs.

Price is quoted exclusive of VAT which will be charged.

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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