

**Chartered Surveyors &  
Commercial Property Consultants**

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**TO LET**  
**GOOD QUALITY OFFICES**  
**CLOSE TO TOWN CENTRE**

**1,183ft<sup>2</sup> (110m<sup>2</sup>)**



**GROUND FLOOR, L014**  
**OFFICES**  
**LONDON ROAD**  
**READING**  
**BERKSHIRE RG1 5AQ**

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**LOCATION**

The offices are situated on a corner site close to the junction of London Road and Redlands Road, close to the hospital and less than half a mile from Reading town centre. The offices are in good decorative order and are situated in an attractive environment with the benefit of adjacent permit parking being separately available close to the building, if required.

The offices are close to the town centre, where all usual amenities are available to include a railway station.

**DESCRIPTION**

The offices are situated at ground floor level being conveniently accessed from Redlands Road. There is an attractive main entrance lobby, together with a rear access and there are WC and kitchen facilities.

There are 6 offices with painted wall finishes and suspended ceilings together with fluorescent lighting.

**AMENITIES**

- Arranged as 6 offices with 1 large main office.
- Attractively decorated.
- Good quality kitchen and WC facilities.

**ACCOMMODATION**

The accommodation is arranged as 6 offices totalling approximately 1,183ft<sup>2</sup> [110m<sup>2</sup>].

**TERMS**

The offices are available by way of a new lease on flexible terms to be agreed to be excluded from the security of tenure provisions of The Landlord and Tenant Act 1954.

**RENT**

£19,500 per annum (on an Internal Repairing basis).  
Permit parking is available by separate arrangement and negotiation.

**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 Reading Borough Council Business Rates Department on 0118 937 3727.

**SERVICE CHARGE**

There is no service charge.

**LEGAL COSTS**

The proposed tenant will be responsible for the landlord's legal costs in connection with this transaction.

**VAT**

VAT is not chargeable on the rent.

**VIEWINGS**

Strictly by appointment with the Agents:-



John Fry, FRICS

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## Energy Performance Certificate

Non-Domestic Building



LO11- 1ST FLOOR DEMISE AND GF OFFICE G17-G19  
The University of Reading  
London Road  
READING  
RG1 5AQ

Certificate Reference Number:  
0398-0332-0279-8229-9006

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**84**

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 131  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 85.75

### Benchmarks

Buildings similar to this one could have ratings as follows:

**22** If newly built

**58** If typical of the existing stock

