

**Chartered Surveyors &  
Commercial Property Consultants**

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**TO LET**  
**FIRST FLOOR OFFICES**  
**WITH CAR PARKING**

**1,804ft<sup>2</sup> (167.7m<sup>2</sup>)**



**81 LONDON STREET**  
**READING**  
**BERKSHIRE**  
**RG1 4QA**

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**LOCATION**

London Street is one of the principal routes leading from Reading town centre to the M4 motorway (J11) and the south. It is a thriving commercial area with a range of both office and retail occupiers and the property is approximately a 10 minute walk from Reading town centre and The Oracle shopping and leisure centre.

**DESCRIPTION**

81 London Street is a substantial Grade II Listed period property prominently located on the west side of London Street, currently arranged as retail at ground floor level and offices to the rear and above.

The subject offices are located at first floor level and are available as one or can be split with the front offices being 892ft<sup>2</sup> [82.90m<sup>2</sup>] and the rear offices being 912ft<sup>2</sup> [84.80m<sup>2</sup>].

The property benefits from separate male and female WCs at both the front and rear of the property and there is also car parking available at the rear of the building.

**AMENITIES**

- Parking at rear of building.
- Separate male and female WC facilities.
- Predominantly open plan.
- Prominent town centre location.
- Flexible accommodation.

**ACCOMMODATION**

The offices are situated at first floor level and are arranged as follows:-

First Floor (front) - Offices	892ft <sup>2</sup> [82.90m <sup>2</sup> ]
First Floor (rear) - Offices	912ft <sup>2</sup> [84.80m <sup>2</sup> ]

**Total available accommodation 1,804ft<sup>2</sup> [167.7m<sup>2</sup>]**

**LEASE TERMS**

The offices are available to let either as a whole or in part, by way of a new lease on terms to be agreed, to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

**RENT**

£15,000 p.a.

**RATES**

Rateable Value	£22,250
Rates payable 2019/20	£11,214 per annum

We understand the above business rates are payable, however some occupiers 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 9373727.

**VAT**

VAT is not payable in respect of this property.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in connection with this transaction.



## VIEWINGS

Strictly by appointment through the sole agents:



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**EPC NOT REQUIRED AS A LISTED BUILDING**

**SUBJECT TO CONTRACT**

**October 2019**