

**Chartered Surveyors &
Commercial Property Consultants**

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TO LET GOOD QUALITY OFFICES WITH CAR PARKING

2,125ft² (197.5m²)



**92 LONDON STREET
READING
BERKSHIRE
RG1 4SJ**

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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 The property is an attractive Grade II Listed period building located on the east side of London Street. The offices are arranged at basement, ground, first and second floor level and there is car parking immediately at the rear.

There are 2 entrances at ground floor level, the main entrance leads to a large reception office and further office to the rear and this also provides access to the basement accommodation. To the right side is another door which can provide separate access to the upper floors.

The property benefits from separate male and female WCs located at basement level and there is also a kitchen area.

- AMENITIES**
- Parking at rear of building.
 - Separate male and female WC facilities.
 - Flexible accommodation.
 - Prominent town centre location.

ACCOMMODATION The accommodation is arranged on 4 floors as follows:-

Basement:
Office/Store & Kitchen 240ft² [22.3m²]

Ground Floor:
Main Office [currently partitioned] 551ft² [51.2m²]
Rear lobby to car park

First Floor:
Offices 667ft² [62.0m²]

Second Floor:
Offices 667ft² [62.0m²]

Total available accommodation 2,125ft² [197.5m²]

Outside
There are 5 car parking spaces allocated with this accommodation.

LEASE TERMS The offices are available 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 £28,000 p.a.

RATES Rateable Value £21,500
Rates payable 2019/20 £10,836 per annum

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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