

## Office For Sale

£145,000

575 sq ft

**Office Suite, 18 Oxford Road,  
Reading, RG1 7LB**



Refurbished 575 sq ft first-floor office suite, long lease (999 yrs), central Reading, modern fit-out, vacant, £145,000 + VAT

- 575 sq ft (53 m<sup>2</sup>) first-floor office
- Long lease (999 years, 979 remaining)
- Recently refurbished (£25,000 invested)
- Modern fit-out with kitchenette & shower room
- Central Reading location (Oxford Road)
- Guide price £145,000 + VAT

## Description

The Long Lease Property (999 years with 979 years remaining) a pprox. 575sq.ft / 53M<sup>2</sup> is situated in the McIlroy's Building in Reading, this first-floor office offers easy access via Oxford Road.

Boasting abundant natural light, high ceilings, and skylights, the space feels open and airy. Recently renovated with modern finishes (£25,000 invested), it features a new kitchenette, W.C. with Shower, and fresh laminate flooring throughout. Large separate office. Additional highlights include a security and fire alarm system and a generous storage cupboard. This unique property combines contemporary office, making it an ideal choice for a commercial office purpose.

## Location

The first-floor property, comprising a first-floor office suite, is located in a building comprising a ground floor and three upper floors within Reading Town Centre in Berkshire.

The property is situated on Oxford Road in Reading town centre, a busy and well-established commercial area with a mix of retail, office and residential uses, within easy reach of Reading mainline station and local amenities.





### Summary

- Price: £145,000
- Business rates: £4,341.30 per annum Removed from the Rating list – 1st October 2019
- Service charge: £1,800 per annum
- Estate charge: £1,800 per annum
- EPC: E (106)

### Contact & Viewings



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### Accommodation

| Floor/Unit   | sq ft      | Tenure | Rent (sq ft) | Price | Monthly Rent | Availability |
|--------------|------------|--------|--------------|-------|--------------|--------------|
| 1st          | 575        | To Let | -            | -     | -            | Available    |
| <b>Total</b> | <b>575</b> |        |              |       |              |              |

### Prospective Rental Income

The property, in our opinion can be let on a Full Repairing and Insuring lease at a rent of between £9,500 to £10,000 per annum (£792 to £833 per calendar month)

### Notes

The property's electricity is still connected to the building's main supply and will require separation through a sub-meter installation at the buyer's expense.

### Applicant Agency Fee

Agent's Fee: £650 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial for introducing and facilitating the transaction.

