

# LANSLEY

business transfer agents since 1890

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**TO LET**

**2<sup>ND</sup> FLOOR OFFICE PREMISES (FRONT AND REAR)**

**DEDICATED PARKING SPACES**

**EXCELLENT CENTRAL LOCATION – EASY ACCESS TO READING TOWN CENTRE**

**CIRCA 3500SQ.FT / 1325M<sup>2</sup>**

**VACANT POSSESSION – AVAILABLE IMMEDIATELY – SEPARATELY OR TOGETHER**



**2<sup>ND</sup> FLOOR FRONT AND**

**REAR – ENTERPRISE**

**HOUSE**

**95 LONDON STREET,**

**READING, BERKS,**

**RG1 4QA**

## **Location**

Situated on the prominent London Street in Reading town centre, this versatile commercial unit benefits from high footfall and excellent connectivity. It's just a short walk from Reading Station and conveniently accessible from the Oracle shopping centre, local bus routes and main arterial roads.

## **Premises Description**

The available accommodation comprises the front and rear sections of the second floor at Enterprise House, accessible via a passenger lift and internal stairwell. Each suite is predominantly open plan, with private meeting rooms, break-out areas, and excellent natural light throughout. The space benefits from air conditioning, perimeter trunking, suspended ceilings with LED lighting, and carpeting. Gas radiators are installed across both suites, which have been recently redecorated and include dedicated storage cupboards.

Male and female WCs are provided, and 6 car parking spaces are available on-site — three full-time, and three part-time (Monday to Friday, 8am to 5pm). Rear office - 4 parking spaces (2 full time and 2 part time) Front office - 2 parking spaces (1 full time and 1 part time). The front and rear suites are separated by the core lift lobby and can be let **individually** or as a **combined unit**.

**EPC – Awaiting.**

**Rateable Value – 2<sup>nd</sup> Floor Front Office - £19,000. 2<sup>nd</sup> Floor Rear Office - £33,500.**

**Ref: DR.1644cont'd .....**

## Lease Terms

The property is available on a new Full Repairing and Insuring (FRI) lease for a term of 5, 10 or 15 years. The lease will commence at a rent of **£15.50 per sq.ft.**

**Second Floor Front – 1137sq.ft - £17,500 per annum (equivalent to £1,458 per month)**

**Second Floor Rear – 2300sq.ft - £35,650 per annum (equivalent to £2,971 per month)**

**Together - £53,150 per annum (£4,430pcm)**

Upward-only market rent reviews every three years,

A **surety rent deposit equivalent to three to six months' rent** will be required, subject to negotiation.

**Service charge payable - £7 per sq.ft** – Includes cost of gas usage, maintenance of communal areas, elevator servicing and air conditioning upkeep. Tenant responsible for electricity usage and portion of the annual building insurance. Water is included.

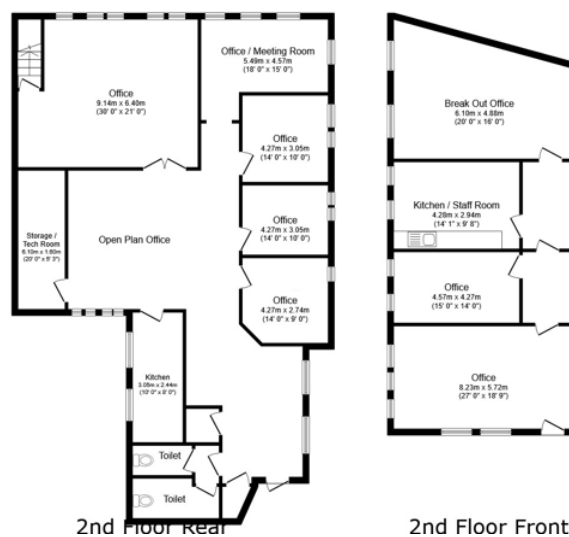
## Ideal Tenants / Uses

The landlord is seeking **experienced and established operators** who will complement the surrounding mix of professional and service-based businesses. Ideal occupiers include:

- Office headquarters for SMEs or satellite teams
- Financial services, accountants, or solicitors
- Marketing, tech, or creative agencies
- Training or consultancy firms
- Charities or non-profit organisations to name a few.

The flexible layout and modern specification make the space well-suited to occupiers seeking a well-connected and professional working environment in central Reading.

*All uses are subject to planning. Interested parties should make their own enquiries with Reading Borough Council to confirm suitability.*



**VIEWING** - Strictly by prior arrangement with Messrs A H Lansley - 0118 959 0271.

**REF:- DR.1644**

**NOTE:** Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. \*Any dimensions quoted are for guidance only. the acceptance of this order constituting a contract to this effect. 010425