

# LANSLEY

business transfer agents since 1890

111 Oxford Road, Reading, RG1 7UK

Telephone: 0118 959 0271

E-mail: [info@lansleycommercial.co.uk](mailto:info@lansleycommercial.co.uk)

Web: [www.lansleycommercial.co.uk](http://www.lansleycommercial.co.uk)

## TO LET

### PRIVATE OFFICES TO LET IN CHARACTERFUL PERIOD BUILDING

TWO CHARMING SECOND-FLOOR ROOMS AVAILABLE INDIVIDUALLY OR TOGETHER.

IDEAL FOR SMALL BUSINESSES SEEKING PEACEFUL, PROFESSIONAL WORKSPACE

AVAILABLE FROM 1<sup>ST</sup> JANUARY 2026



**OFFICE NO.10 AND OFFICE  
NO.14, WOODLEY HILL  
HOUSE, EASTCOURT  
AVENUE, EARLEY, READING,  
RG6 1HH**

### Location

Woodley Hill House is situated in the highly desirable residential area of Earley, on Eastcourt Avenue, RG6. The property enjoys a peaceful, leafy setting surrounded by mature oak trees and attractive open grounds, offering a tranquil working environment rarely found so close to Reading.

The building is conveniently positioned within easy reach of Reading town centre, Woodley, and the M4 corridor. Local shops, cafés and amenities are nearby, and Earley Station is less than a 5 minute drive, providing regular services to Reading and London Waterloo. The location also benefits from excellent road links to the A329M and junctions 10 and 11 of the M4.

### Premises Description

#### Room 10 – approx. 350 sq ft

A bright, open-plan office with good natural light and pleasant views over the grounds. The suite includes LED lighting, radiator heating, fitted desks and secure access via a key code lock. Ideal for a small team needing a spacious, self-contained workspace.

#### Room 14 – approx. 275 sq ft incl separate store/office

A slightly smaller suite comprising the main office plus a useful partitioned storeroom or secondary office. The room benefits from desks, a bookshelf and filing cabinets if required, along with radiator heating and secure key access.

Both rooms form part of the second floor of Woodley Hill House, an attractive period building set within beautiful, landscaped grounds. Tenants have use of shared ground-floor facilities including a large commercial-style kitchen serving teas, coffees etc. with honesty box, lounge/relaxation area, communal WCs and on-site parking. Tenants have their own access and can use the premises at all hours.

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## Lease Terms

The offices are available on a minimum 18-month lease and up to 3 years, granted directly by the landlord (the church).

- Room 10 is offered at £800 per month with a £125 pcm service charge
- Room 14 is £725 per month with a £100 pcm service charge.

The service charge covers electricity, water, heating, business rates and bin collections, but excludes broadband and cleaning.

A standard rent deposit will be required. Tenants have their own access and may use the building at all hours, with parking available in the large on-site car park on a first-come, first-served basis. The premises are to be used for office purposes only.

**EPC – E120– Valid until 30<sup>th</sup> September 2034**

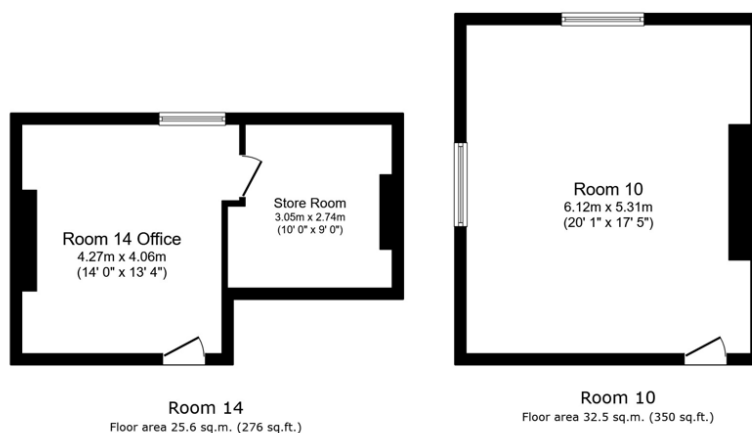
## Notes

- Broadband and cleaning are the tenant's responsibility.
- The elevator serves only the ground and first floors, so tenants must be able to access the second floor by stairs.
- Furniture shown in the offices can remain or be removed by agreement.
- Use of the shared kitchen operates on an honesty-box system. Car parking is unallocated and available on a first-come, first-served basis.
- Tenants will be provided with their own access keys & alarm code and may use the premises at all hours.

## Ideal Tenants / Uses

The offices are well suited to small professional businesses, consultants, charities, therapists, remote teams, and sole practitioners seeking a quiet, affordable workspace in a peaceful setting. The suites are ideal for those who value a calm environment, shared communal facilities, flexible access hours, and easy parking.

## Current Use - E-Class – office use



**VIEWING** - Strictly by prior arrangement with Lansley Commercial - 0118 959 0271.

**AGENCY FEE:** An agency fee of £250 plus VAT is payable by the ingoing tenant.

**REF: DR.1662**

**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. 071125