



**HASLAM'S**  
CHARTERED SURVEYORS

OFFICES WITH CAR PARKING

**TO LET**



# ENTERPRISE HOUSE

95 London Street Reading Berkshire RG1 4QA

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>1,137 - 4,737 SQ FT</b> (106 - 440 SQ M)

## KEY POINTS

- > Break-out area
- > Onsite car parking
- > LED lighting
- > Central position within a short walk of Reading train station and The Oracle shopping centre

T: 0118 921 1515 W: [haslams.co.uk](http://haslams.co.uk)



## Location

Enterprise House is situated on London Street (A327) an easy walk to the Oracle shopping centre and railway station providing high-speed services to London Paddington (25 minute journey time).

London Street forms one of the main thoroughfares to J11/M4 and in turn London, Heathrow Airport and the national motorway network.  
what3words ///simply.advice.spin

## Description

A prominent, 3-storey, purpose built air conditioned office building with predominantly open-plan office suites with onsite car parking.

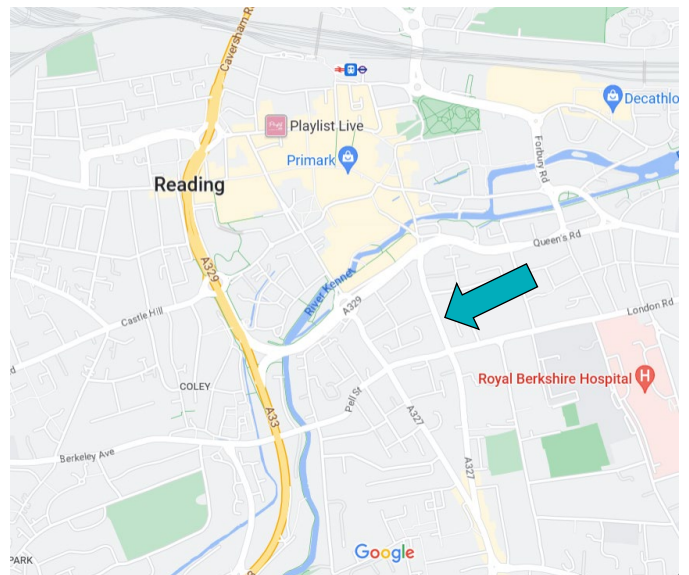
## Specification

- Predominantly open plan office suites with some private meeting rooms
- Available separately or combined
- Air conditioning
- Perimeter trunking
- Suspended ceilings with LED lighting
- Carpeting
- Passenger lift
- Break-out areas
- Male and female WCs
- Good natural light
- On-site car parking

## Accommodation

We understand the Net Internal Area (NIA) is as follows:

Floor	sq ft	sq m
1 <sup>st</sup> Flr Front Suite	1,300	120.77
2 <sup>nd</sup> Flr Front Suite	1,137	105.63
2 <sup>nd</sup> Flr Rear Suite UNDER OFFER	2,300	213.67
<b>Total</b>	<b>4,737</b>	<b>440.07</b>



## Terms

The office suites are available on new FRI leases for a term by arrangement and contracted outside the Landlord & Tenant Act. Rent on application.

## Legal Costs / VAT

Each party to bear their own legal costs.  
Rents are quoted exclusive of VAT.

## Energy Performance Asset Rating

1<sup>st</sup> Floor Front Suite: C:67  
2<sup>nd</sup> Floor Front Suite: B:48  
2<sup>nd</sup> Floor Rear Suite: C:52

## Rateable Value

1<sup>st</sup> Floor Front Suite: £20,000  
2<sup>nd</sup> Floor Front Suite: £20,250  
2<sup>nd</sup> Floor Rear Suite: £34,750

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Tom Holwell

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**1st Floor Suite**



**2nd Floor - Front Suite**



**2nd Floor - Rear Suite**

