

118-128 LONDON STREET

Reading, Berkshire RG1 4SJ

FOR SALE



1,750 SQ FT
(163 SQ M)

Modern First Floor Offices - Long Leasehold
Available

**Lambert
Smith
Hampton**

118-128 London Street, Bershire RG1 4SJ

Description

118-128 London Street is a modern mid-terrace office building, the long leasehold of the self-contained first floor is available. Internally the unit is configured as an open plan office with suspended ceiling, LED lighting, air conditioning, offer good natural light, male & female WCs and lift. The unit benefits from a kitchenette, 3 meeting rooms and 2 parking spaces.

Our client's interest is a long lease for a term of 125 years from 31st July 2013. The lease is at a peppercorn rent.

ACCOMMODATION	Sq Ft	Sq M
First Floor	1,750	163
TOTAL (NIA)	1,750	163

Specification

- Modern, Newly Refurbished Office Suite
- 3 Meeting Rooms and Kitchenette
- Shared Reception and Lift Access
- 10 Minute Walk from Reading Station
- 2 Car Parking Spaces
- Held on a 125 Year Lease from 31st July 2013

Location

The property is situated on the western side of London Street, on the edge of Reading town centre. There are a multitude of amenities within a short walk of property including cafes, shops, Reading Railway Station and the Oracle Shopping Centre. The property is within easy reach of the M4 Motorway at Junction 11 which is 3 miles to the south.

EPC

B (50)

Terms

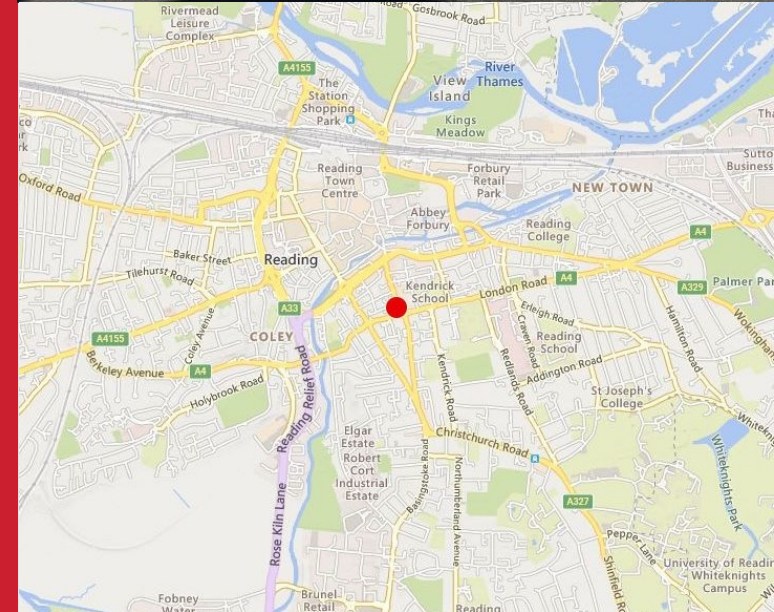
The long leasehold interest is offered for sale with vacant possession on completion. Offers invited in the region of £340,000.

Business Rates

Rateable Value : £24,750

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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