



**HASLAM S**  
CHARTERED SURVEYORS

OFFICE

**TO LET**



# LONDON ROAD CAMPUS

Greenbank University of Reading London Road RG1 5AG

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>355 - 1,524 SQ FT</b> (33 - 141 SQ M)

## KEY POINTS

- > Character building with period features
- > Refurbished office suites
- > Campus setting with ample amenities
- > Close proximity to Reading Town Centre
- > Flexible lease terms



## Location

The London Road Campus situated on London Road on the edge of Reading Town Centre benefits from excellent road links to the M4 motorway network via the A33, providing access to London, Heathrow, the M25 and The West. Reading Station provides regular trains to London Paddington taking 20 minutes and access to the Elizabeth Line. There is also a frequent bus service to and from The Campus.

## Description

Greenbank is one of many characterful buildings on the tranquil and picturesque London Road Campus with newly refurbished office suites over ground and first floor immediately available. The suites can be let together or individually and benefit from the various campus amenity listed herein. Available on flexible terms, these suites offer a cost-effective office solution as an alternative to serviced offices and something different to more generic corporate facilities.

## Accommodation

We understand the Net Internal Areas (NIA) areas are as follows:

	sq m	sq ft	Availability
<b>Ground Floor</b>			
Suite 1 & 2	57	614	
<b>First Floor</b>			
Suite 6	33	355	
<b>Second Floor</b>			
Suite 7	51	555	
<b>Total</b>	<b>141</b>	<b>1,524</b>	



## Amenities

The suites benefits from the following amenities;

- 24/7 building access
- Ground floor kitchenette
- WCs on each floor
- Gas central heating
- Utility bills included within the service charge
- On-site café/bar - The Dairy
- On-site parking available

## Business Rates

Interested parties should contact the local planning authority to confirm the rateable value information.

## Energy Performance Asset Rating

EPC Rating- C:66

## Viewing & Further Information

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

## Terms

The suites are available on new flexible lease terms direct from the landlord.



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