



HASLAM'S
CHARTERED SURVEYORS

AIR CON OFFICE WITH PARKING

FOR SALE



1st FLOOR 118 LONDON STREET

Reading Berkshire RG1 4SJ

TYPE	OFFICE
TENURE	LONG LEASEHOLD
SIZE	1,668 SQ FT (155 SQ M)

KEY POINTS

- > Modern, open plan office suite
- > 10-minute walk from Reading Station
- > 2 allocated car parking spaces
- > Private WC's



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 Crossrail 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.

what3words ///herbs.pounds.hiding

Travel Times / Distance

Source: Trainline.com, Google Maps

By rail (from Reading):

- Newbury – 14 minutes
- Basingstoke – 17 minutes
- Oxford – 22 minutes
- London Paddington – 23 minutes
- London Waterloo – 59 minutes
- Bristol Temple Meads – 69 minutes

By road:

- Basingstoke – 17 miles
- Newbury – 22 miles
- Oxford – 26 miles
- Central London – 41 miles
- Bristol – 80 miles

Description

The property comprises part of the first floor of a modern mid-terrace office building, providing a self-contained office suite. Internally the suite is configured as an open plan office with suspended ceiling, LED lighting, dual air con / heating cassettes, good natural light, male & female WCs and lift.

Energy Performance Asset Rating

EPC Rating: To be reassessed.



Tom Holwell

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Specification

- Open plan
- Suspended ceiling
- Raised floor and perimeter trunking
- Air conditioning and heating units
- Door entry intercom system
- LED lighting
- Male and female WC's
- 2 parking spaces
- Excellent natural light

Accommodation

We understand the internal area (IPMS3) is as follows:

Floor	sq ft	sq m
First Floor	1,668	154.96
Total	1,668	154.96

Rateable Value

£26,500

Terms

The Long Leasehold of the premises are offered for sale with vacant possession.

Legal Costs / VAT

Each party to bear their own legal costs.

Price is quoted exclusive of VAT which will be charged.

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.



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