LANSLEY

Business Sales and Commercial Agents Since 1890

Office To Let

£17,500 per annum

1,137 sq ft

95 London Street, Reading, RG1 4QA





Modern 2nd floor office with parking in central Reading. 1,137 sq ft, open plan, lift access, available immediately.

- Prime central Reading location – short walk to Reading Station & The Oracle
- Second floor front office suite with lift access
- Open-plan office with meeting rooms & break-out areas
- Air conditioning, LED lighting, perimeter trunking
- Male & female WCs

www.lansleycommercial.co.uk/contact-us





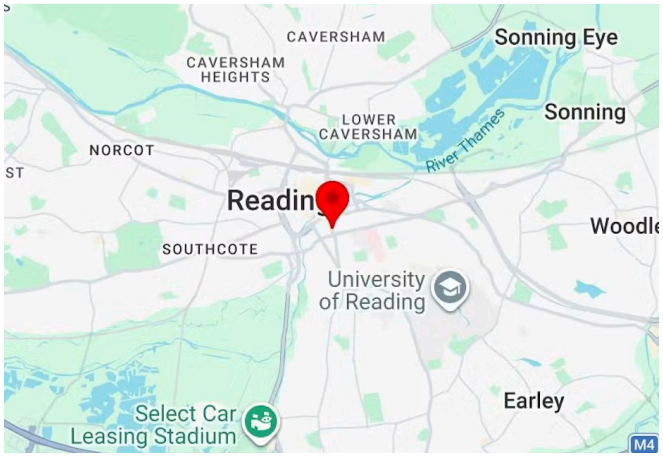
Description

A modern and well-presented second floor front office suite in an excellent central Reading location, offering immediate occupation and dedicated on-site parking. The accommodation benefits from strong natural light, a flexible open-plan layout with meeting rooms, air conditioning, lift access, and attractive common parts—ideal for professional occupiers seeking a well-connected town centre base.

Note - Additional Space Available: The adjoining second-floor rear office (approx. 2,300 sq.ft) is also available. The suites can be leased individually or together, providing approximately 3,437 sq.ft of accommodation. The combined rent is £53,150 per annum (£4,430 per calendar month), with a combined service charge of approximately £24,059 per annum (£7.00 per sq.ft), subject to the terms of the lease.

Location

Prominent London Street location, Reading town centre, short walk to station and The Oracle, with excellent transport links and nearby amenities.



Summary

- Rent: £17,500 per annum
- Business rates: £9,481 per annum Small Business Rate Relief Available Upon Application
- Service charge: £7 per sq ft Includes cost of gas usage, maintenance of communal areas, elevator servicing and air conditioning upkeep.
- EPC: C (67)
- Lease: New Lease
- Terms: New FRI lease – terms of 5, 10 or 15 years

Further information

- View details on our website

Contact & Viewings



Jason Atkins
0118 959 0271
jason@lansleycommercial.co.uk



Wayne Biehn
0118 959 0271
wayne@lansleycommercial.co.uk

Specifications

- Circa 1,137 sq.ft (2nd floor front suite)
- Open-plan layout with meeting rooms and breakout areas
- Air conditioning throughout
- Suspended ceilings with LED lighting
- Perimeter trunking
- Gas radiators
- Recently redecorated
- Dedicated storage cupboards
- Passenger lift and stair access
- Male and female WCs
- 2 parking spaces (1 full-time, 1 part-time)

Viewings

Viewings strictly by prior appointment through.

Terms

- New Full Repairing & Insuring (FRI) lease
- Term: 5, 10 or 15 years
- Rent: £17,500 per annum (£1,458 pcm)
- Rent reviews: Upward-only every 3 years
- Service charge: £7 per sq.ft (includes gas, maintenance, lift & air con)
- Deposit: 3–6 months' rent (subject to negotiation)
- Tenant responsible for electricity and building insurance contribution
- Water included

Amenities & Specifications

Total parking spaces: 2

Availability

Available Immediately

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.






Fire Action




HOUSE