LANSLEY

Business Sales and Commercial Agents Since 1890

**Office To Let**

£725 per month

276 sq ft

# Eastcourt Avenue, Earley, Reading, RG6 1HH





Private office in a charming period building with parking, shared facilities and 24/7 access. Quiet setting, ideal for small businesses

- Office 14 – approx. 275 sq.ft incl. separate store/office – £725 pcm + £100 pcm service charge
- Includes heating, electricity, water, business rates & bin collection
- Use of shared kitchen, lounge area, WCs and on-site parking
- 18-month to 3-year lease available
- Secure access; tenants may use the premises at all hours
- Furniture available by agreement
- Beautiful landscaped grounds and easy access to Reading, Woodley & M4

www.lansleycommercial.co.uk/contact-us




## Description

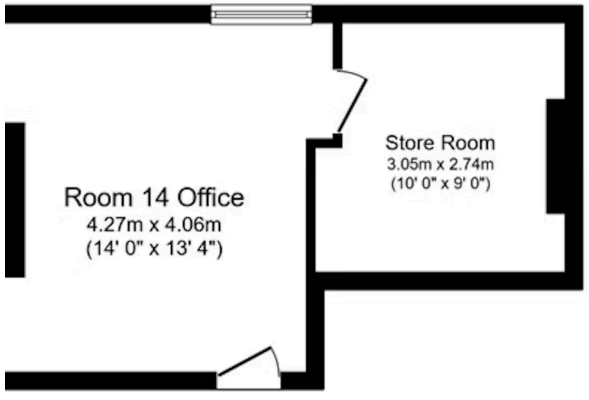
Charming second-floor private office available, set within a beautiful period building surrounded by mature grounds in the heart of Earley. A peaceful, professional workspace ideal for small businesses, consultants or remote teams seeking an affordable, tranquil setting close to Reading. Available immediately.

Suitable for: Small professional businesses, consultants, therapists, charities, remote teams, and sole practitioners.

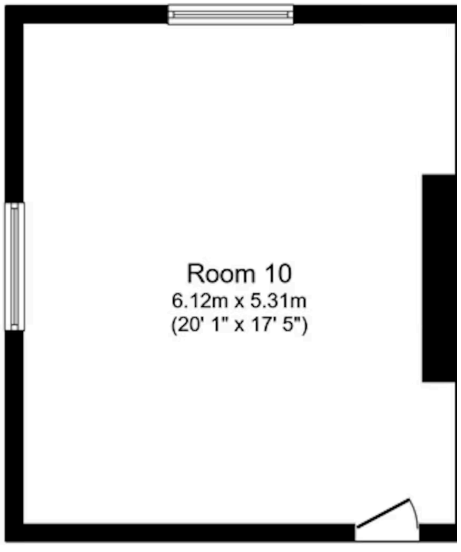
## Location

Woodley Hill House is located on Eastcourt Avenue in Earley, a sought-after and well-connected area to the east of Reading. The property enjoys a quiet, leafy setting while remaining within easy reach of Reading town centre, Woodley and the M4 corridor.

Earley Station is a short drive away, providing regular services to Reading and London Waterloo, and the A329M and Junctions 10 & 11 of the M4 are easily accessible. Local shops, cafés and amenities are also close by.




Room 14
Floor area 25.6 sq.m. (276 sq.ft.)




Room 10
Floor area 32.5 sq.m. (350 sq.ft.)




## Accommodation

| Floor/Unit | sq ft | Tenure | Rent (sq ft) | Price | Monthly Rent | Availability |
|---|---|---|---|---|---|---|
| Unit | 276 | To Let | £31.52 | - | £725 | Available |
| **Total** | **276** | | **£31.52** | | | |

## Viewings

Viewing: Strictly by prior arrangement with Lansley Commercial – 0118 959 0271

## Terms

Agency Fee: £250 + VAT payable by the ingoing tenant

## Summary

- Rent: £725 per month
- Service charge: £125 per month The service charge covers electricity, water, heating, business rates and bin collections, but excludes broadband and cleaning.
- Lease: New Lease
- Terms: 18 month to 3 year Lease Available

## Further information

- View details on our website

## Contact & Viewings



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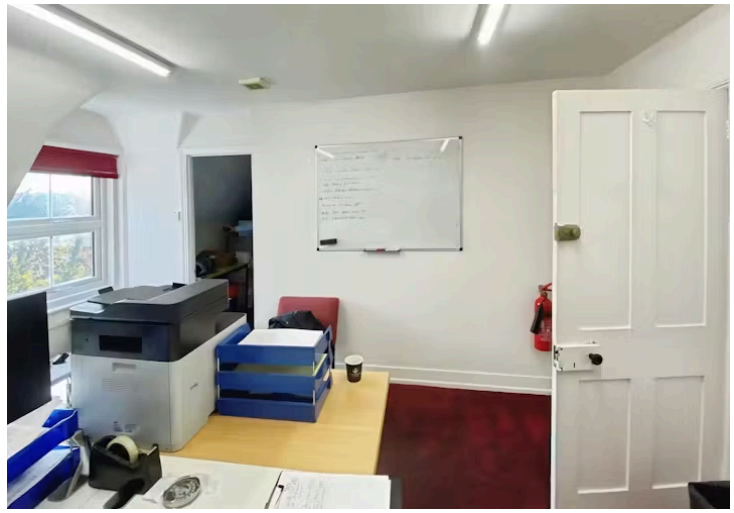
These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

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.





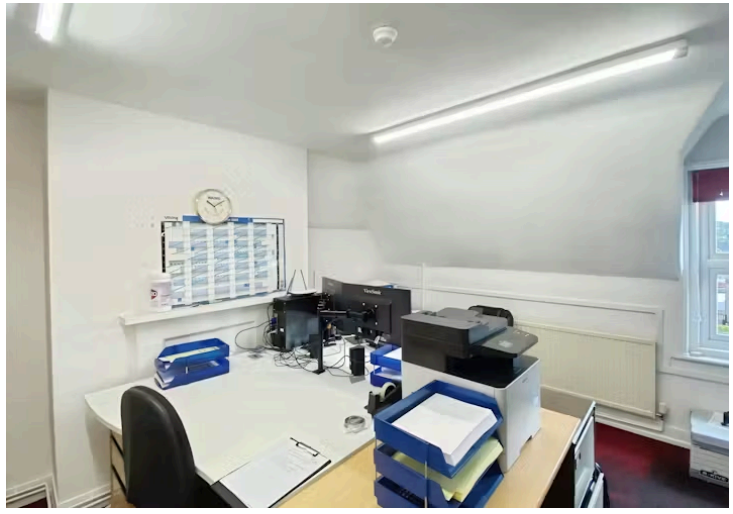






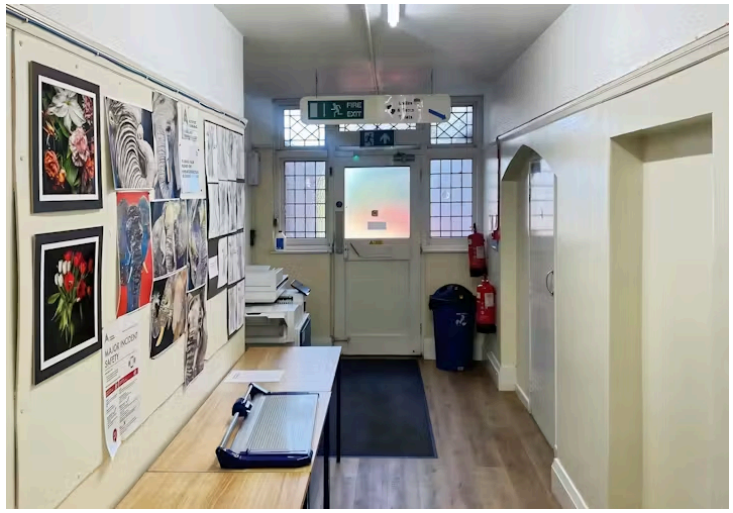



HOLY GROUNDS
·COFFEE·

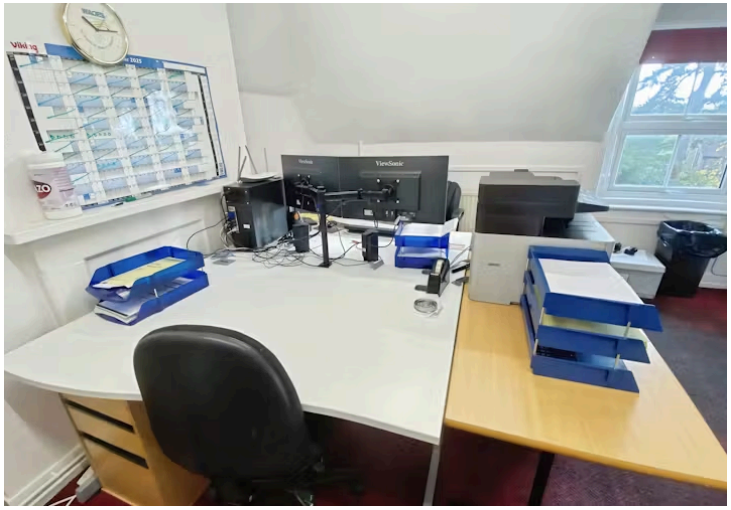











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