LANSLEY

Business Sales and Commercial Agents Since 1890

Office For Sale

£145,000

575 sq ft

Office Suite, 18 Oxford Road, Reading, RG1 7LB



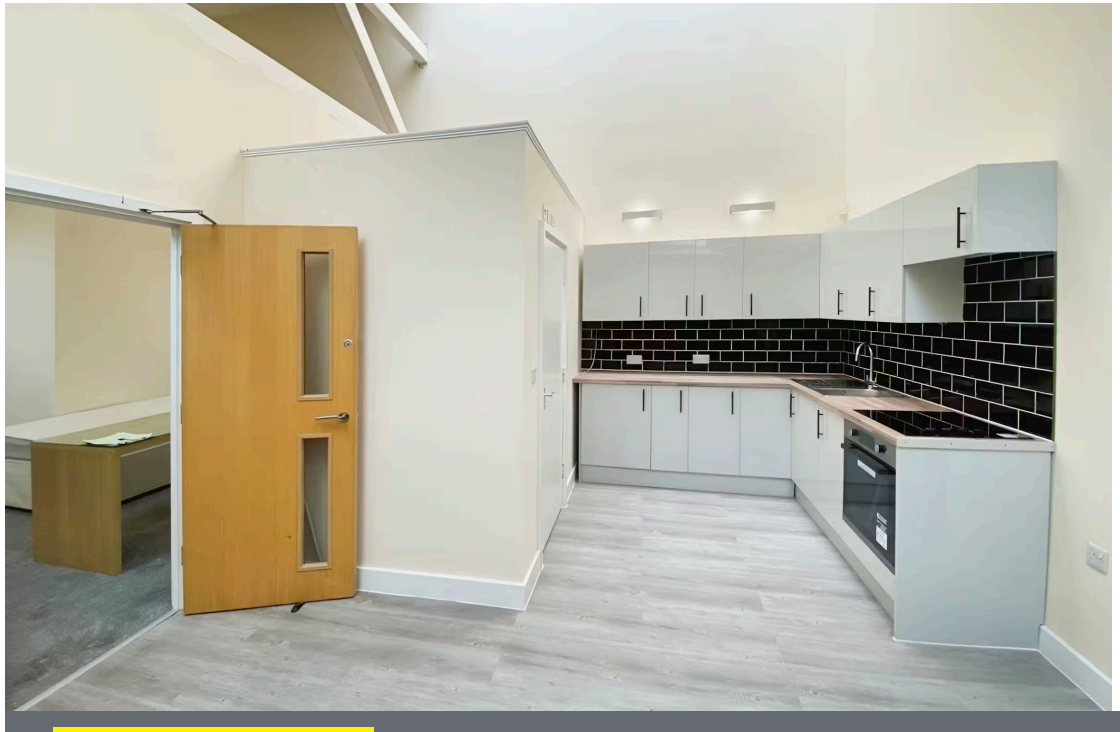


Refurbished 575 sq ft first-floor office suite, long lease (999 yrs), central Reading, modern fit-out, vacant, £145,000 + VAT

- 575 sq ft (53 m²) first-floor office
- Long lease (999 years, 979 remaining)
- Recently refurbished (£25,000 invested)
- Modern fit-out with kitchenette & shower room
- Central Reading location (Oxford Road)
- Guide price £145,000 + VAT

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Description

The Long Lease Property (999 years with 979 years remaining) a pprox. 575sq.ft / 53M² is situated in the McIlroy's Building in Reading, this first-floor office offers easy access via Oxford Road.

Boasting abundant natural light, high ceilings, and skylights, the space feels open and airy. Recently renovated with modern finishes (£25,000 invested), it features a new kitchenette, W.C. with Shower, and fresh laminate flooring throughout. Large separate office. Additional highlights include a security and fire alarm system and a generous storage cupboard. This unique property combines contemporary office, making it an ideal choice for a commercial office purpose.

Location

The first-floor property, comprising a first-floor office suite, is located in a building comprising a ground floor and three upper floors within Reading Town Centre in Berkshire.
The property is situated on Oxford Road in Reading town centre, a busy and well-established commercial area with a mix of retail, office and residential uses, within easy reach of Reading mainline station and local amenities.



Summary

- Price: £145,000
- Business rates: £4,341.30 per annum Removed from the Rating list – 1st October 2019
- Service charge: £1,800 per annum
- Estate charge: £1,800 per annum
- EPC: E (106)

Further information

- View details on our website

Contact & Viewings



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Accommodation

Floor/Unit	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
1st	575	To Let	-	-	-	Available
Total	**575**					

Prospective Rental Income

The property, in our opinion can be let on a Full Repairing and Insuring lease at a rent of between £9,500 to £10,000 per annum (£792 to £833 per calendar month)

Notes

The property's electricity is still connected to the building's main supply and will require separation through a sub-meter installation at the buyer's expense.

Applicant Agency Fee

Agent's Fee: £650 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial for introducing and facilitating the transaction.

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.

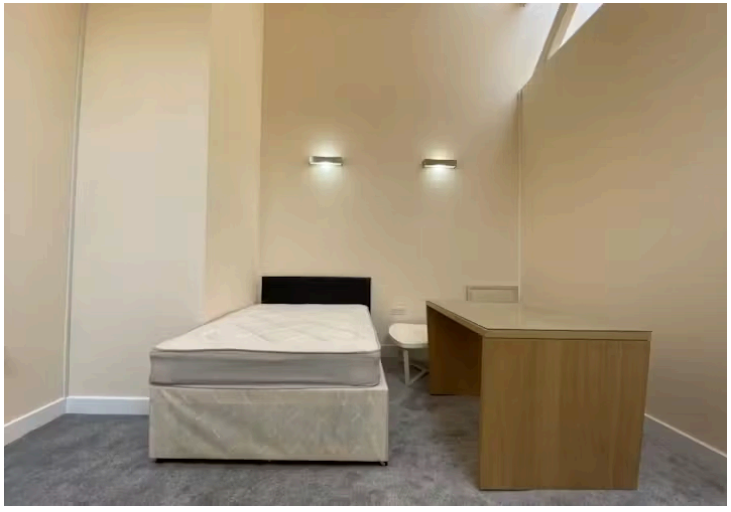
All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

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










Management
Suite
Place all rubbish in bins provided



