

Find your business rates valuation

On 1 April 2026, the Valuation Office Agency (VOA) became part of HMRC. You may still receive correspondence referring to the VOA while we update our branding.

[Sign in \(https://www.tax.service.gov.uk/business-rates-dashboard/home\)](https://www.tax.service.gov.uk/business-rates-dashboard/home)

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Property

**1 St 2nd Flrs 58, St Marys
Butts, Reading, RG1 2LG**

Valuation

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Valuation

Current rateable value (1 April 2026 to present)

£10,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill \(opens in new tab\)](https://www.gov.uk/calculate-your-business-rates)
(<https://www.gov.uk/calculate-your-business-rates>)

Valuations for this property

Valuations 

Current

1 April 2026 to present

Effective date 

1 April 2026

Rateable value

£10,500

Valuations 

Previous

[1 April 2023 to 31 March 2026 \(/business-rates-find/valuations/204533165?valuationId=24535830000\)](/business-rates-find/valuations/204533165?valuationId=24535830000)

Effective date 

1 April 2023

Rateable value

£10,250

Valuations



Previous

[1 April 2017 to 31 March 2023 \(/business-rates-find/valuations/204533165?valuationId=17143778000\)](/business-rates-find/valuations/204533165?valuationId=17143778000)

Effective date



1 April 2017

Rateable value

£8,300

[Hide all sections](#)

Valuation details

[Hide](#)

Description



Offices and premises

Local council

Reading

Local council reference



1008330058018

Rating list



2026

Effective date



1 April 2026

Valuation scheme reference



[652087 \(/business-rates-find/valuations/30710664000/schemes/652087?uarn=204533165\)](/business-rates-find/valuations/30710664000/schemes/652087?uarn=204533165)

Base rate



£190.00

Measurement method



Net internal area

Transitional relief certificate issued



No

Special category code



203G

How the rateable value is calculated

⬆ Hide

The Valuation Office Agency (VOA) uses a 'rental' method to value offices.

The VOA gathers information about rents paid for offices. It analyses the information and works out a price per square metre for each floor area. It also considers things like rent free periods and improvements made by the tenant.

The price per square metre is multiplied by the property floor area to get the rateable value.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 652087 \(/business-rates-find/valuations/30710664000/schemes/652087?uarn=204533165\)](#) which groups comparable properties together.

[More about how business properties are valued \(https://www.gov.uk/guidance/how-non-domestic-property-including-plant-and-machinery-is-valued\)](#)

Offices floor areas

Description	First floor office
Area m ² /unit	30.8
£ per m ² /unit	£190.00
Value 	£5,852

Description	Second floor kitchen
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Area m ² /unit	3.2
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£ per m ² /unit	£142.50
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Value 	£456
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Description	Second floor office
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Area m ² /unit	30.4
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£ per m ² /unit	£142.50
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Value 	£4,332
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Total	
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Area m ² /unit	64.4
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£ per m ² /unit	
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Value 	£10,640
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Valuation

Total value	£10,640
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Rateable value (rounded down)	£10,500
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OGL

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