LANSLEY

Business Sales and Commercial Agents Since 1890

Office To Let

£40,000 per annum No negotiation on the rent

2,615 sq ft

101 Oxford Road, Reading, RG1 7UD



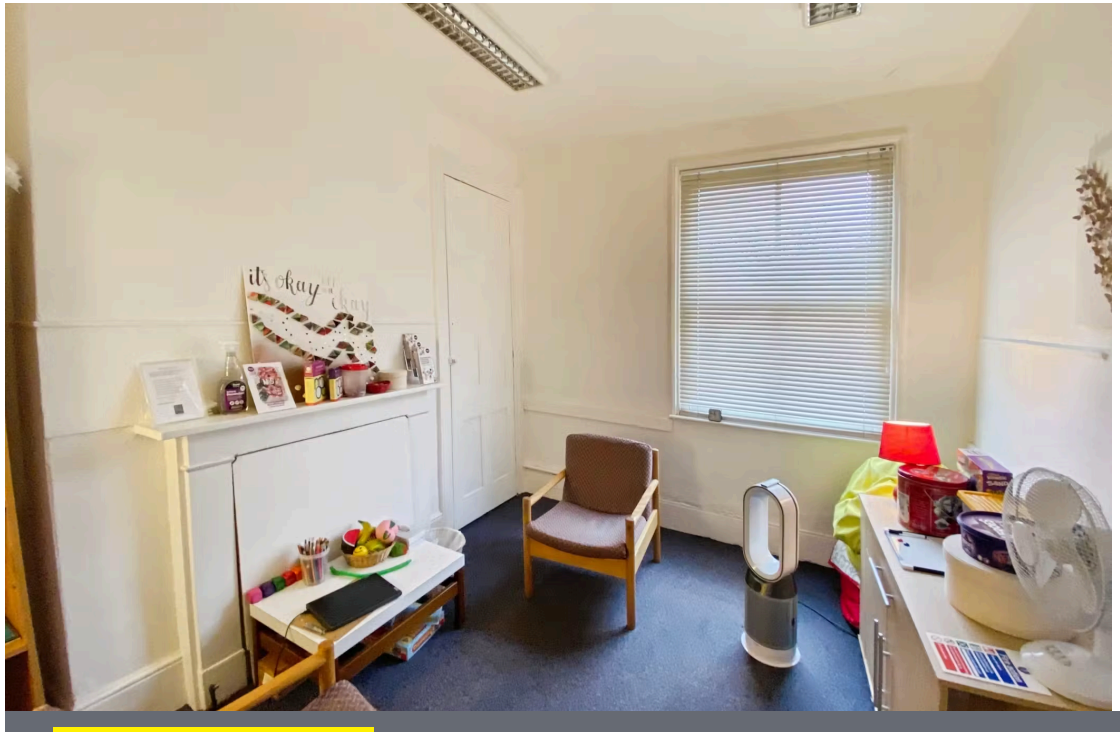


Grade II Listed Office Building with Basement and Large Rear Garden To Let – Available to Registered Charities Only

- Approximately 243 sq m (2,615 sq ft)
- Basement, ground, first and second floors
- Multiple offices and meeting rooms
- Approximately 2,000 sq ft rear garden with parking
- Available to a registered charity only
- New Five-year FRI Lease - Rent £40,000 per annum - no negotiation

www.lansleycommercial.co.uk/contact-us





Description

The property comprises an attractive three-storey and basement Grade II listed building, currently arranged and used as office accommodation.

Internally, the premises provide a range of offices, meeting and counselling rooms, a waiting area, kitchen, WC and storage facilities across the various floors. The basement provides additional ancillary accommodation.

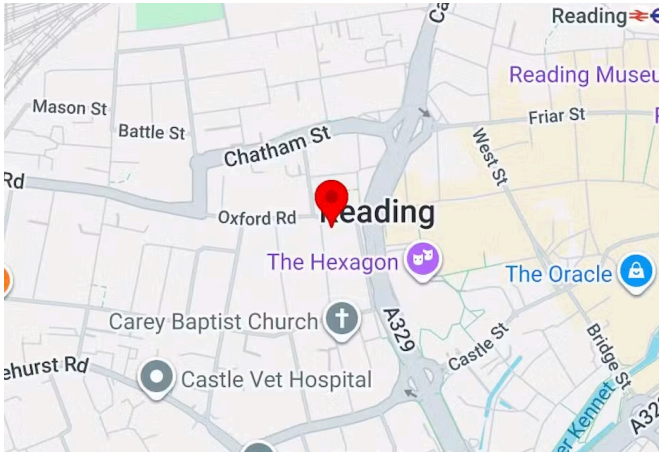
To the rear is a substantial enclosed garden area extending to approximately 2,000 sq ft.

The property is currently occupied by a charitable organisation and is considered suitable for continued office, counselling, community or similar charitable use, subject to all necessary consents and the landlord's approval.

Location

The property occupies a prominent position on Oxford Road, a busy and well-established commercial thoroughfare leading into Reading town centre.

Oxford Road benefits from strong pedestrian footfall and passing traffic, with a wide variety of independent businesses, shops and community facilities nearby. Reading town centre, Reading railway station and The Oracle shopping centre are all readily accessible. The wider road network provides connections to the M4 motorway.



Summary

- Rent: £40,000 per annum No negotiation on the rent
- Business rates: Interested parties should make their own enquiries with Reading Borough Council regarding rates payable
- EPC: D (93)
- Lease: New Lease
- Terms: 5 years

Further information

- View details on our website

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rent
Basement	Basement	Office	753 sq ft	753	69.96	To Let	-
Ground	Ground Floor	Office	667 sq ft	667	61.97	To Let	-
1st	First Floor	Office	732 sq ft	732	68.01	To Let	-
2nd	Second Floor	Office	463 sq ft	463	43.01	To Let	-
Total				**2,615**	**242.95**		

Viewings

Strictly by prior appointment through Lansley Commercial.

Terms

The premises are available at a rent of £40,000 per annum exclusive (£3,333.33 per calendar month), payable quarterly in advance and strictly non-negotiable.

A new five-year full repairing and insuring lease will be granted, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954, subject to detailed terms.

A six-month rent deposit, satisfactory references and a personal guarantee will be required. All terms are subject to contract and the landlord's approval.

Availability

Available December 2026. Available from the end of November 2026, when the current tenant is due to vacate.

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.


it's okay





