

## 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



## 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

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 | 69.96 | To Let | -    |
| Ground     | Ground Floor | Office        | 667   | sq ft | 61.97 | To Let | -    |
| 1st        | First Floor  | Office        | 732   | sq ft | 68.01 | To Let | -    |
| 2nd        | Second Floor | Office        | 463   | sq ft | 43.01 | To Let | -    |
| Total      |              |               | 2,615 |       |       |        |      |

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.

