LANSLEY

Business Sales and Commercial Agents Since 1890

Office To Let

£20,000 per annum

810 sq ft

450 Oxford Road, Reading, RG30 1EE





Ground-floor office of approximately 810 sq ft (GIA) on Oxford Road, Reading, offering flexible accommodation in a prominent location.

- Turnkey accommodation in good decorative condition
- Reception area with modern glass-partitioned offices - Airconditioning throughout
- Fitted kitchen with white goods and modern WC
- CCTV, alarm system and electric security shutters
- Existing desks, filing cabinets and flat-screen TVs available if required

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Description

The property comprises approximately 810 sq ft GIA of well-presented, self-contained ground-floor accommodation. The current layout provides a welcoming reception area with modern glass partitions, three separate offices, a fitted kitchen with white goods and a modern WC.

The premises benefit from tiled flooring, spot lighting, three air-conditioning units, CCTV, an alarm system and electric security shutters. Existing office furniture, filing cabinets and flat-screen TVs may also remain if required, allowing an occupier to move in with minimal setup.

The property has an electricity supply only, served by a separate commercial meter. The flats above are separately let and are not included within the premises.

The accommodation is ideally suited to continued office use, although alternative commercial uses may be considered, subject to planning and the landlord's consent.

Location

The property occupies a prominent position on Oxford Road, a busy arterial route west of Reading town centre. The area is an established mixed commercial and residential location, with a wide range of shops, cafés and local businesses nearby. Regular bus services operate along Oxford Road, with Reading West railway station and Reading town centre within easy reach.



Summary

- Rent: £20,000 per annum
- Business rates: The premises are currently listed as two separate assessments of £10,750 and £6,700.
- EPC: B (38)
- Lease: New Lease
- Terms: 15 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
Ground	Ground Floor Office	Office	810 sq ft	81075.25	To Let	£1,666.67 /month
Total				**81075.25**		

Viewings

Viewings are strictly by prior appointment through the joint agents, Lansley Commercial and Charles David Casson.

Terms

Available by way of a new lease for a term of 5, 10 or 15 years, subject to negotiation, landlord approval, references and an appropriate rent deposit and/or personal guarantee.

Availability

Available Immediately

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.


CAUTION
GUARD DOGS




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