LANSLEY

Business Sales and Commercial Agents Since 1890

## Other - Health / Nursery / Church / Education To Let

£35,000 per annum

1,280 sq ft

# 1 Wilderness Road, Earley, Reading, RG6 7RU



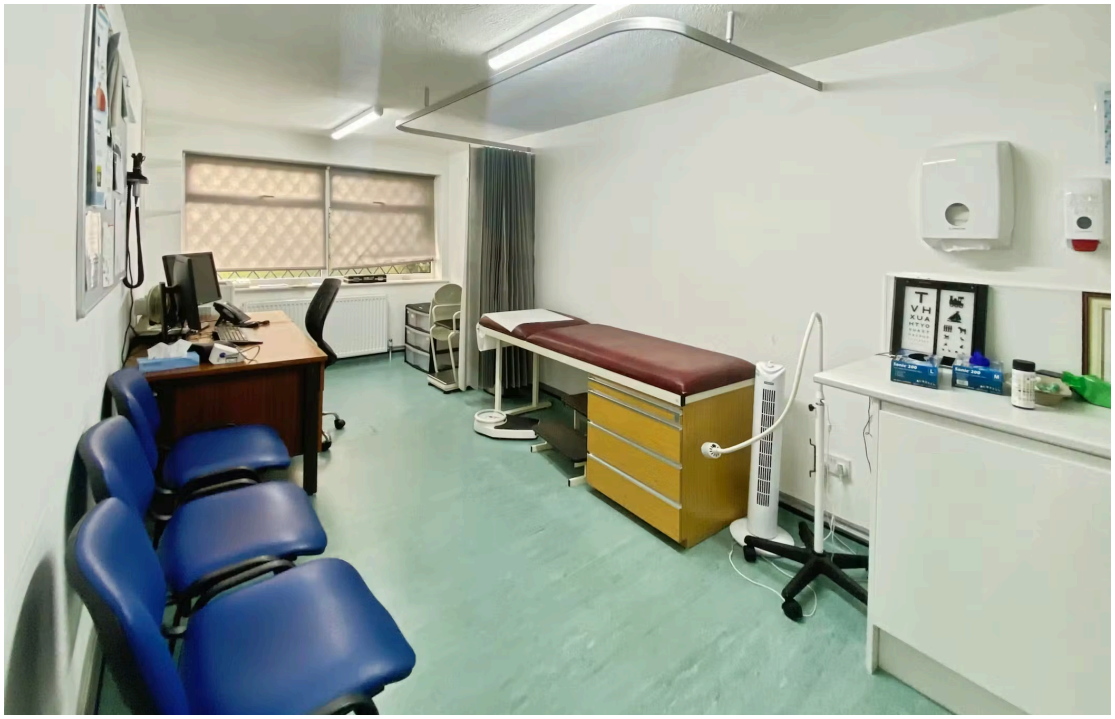


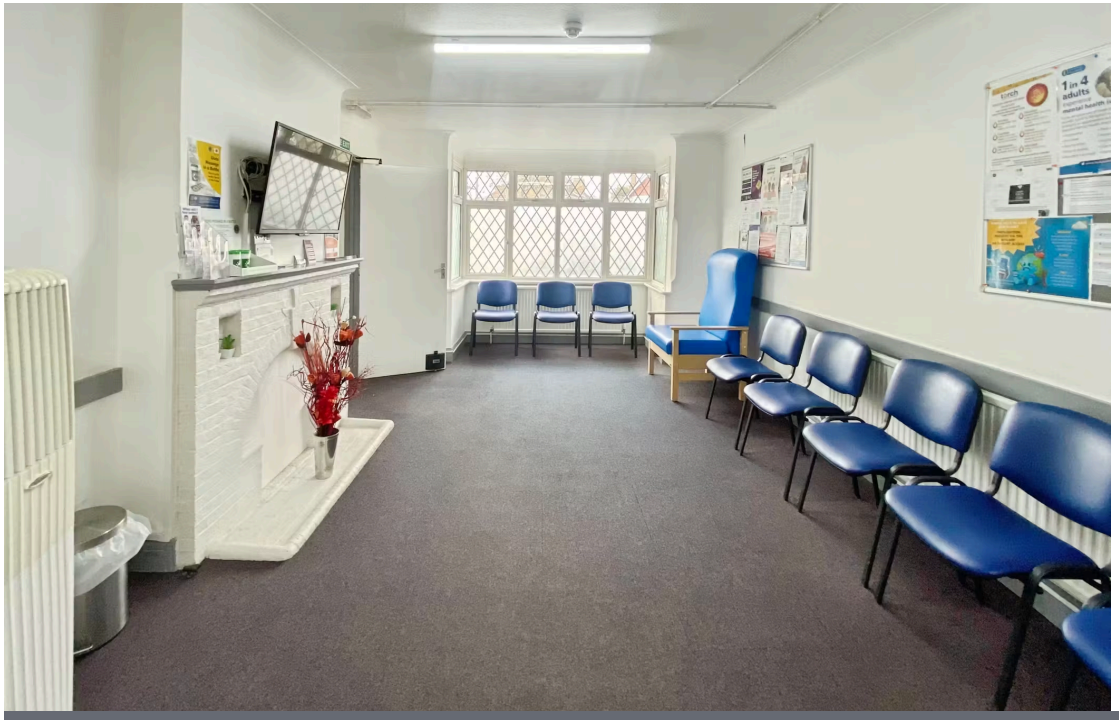


Well-presented 1,280 sq ft former medical surgery in Earley, with consulting rooms, reception and forecourt parking.

- Prominent former medical surgery premises
- Ground floor accommodation extending to 1,280 sq ft (118.9 sq m)
- Consulting rooms, reception and waiting areas
- All forecourt parking included
- Suitable for medical, healthcare and alternative Class E uses (STP)
- Established residential location in Earley, ReadingNew key point...

www.lansleycommercial.co.uk/contact-us





## Description

The property comprises a well-presented, self-contained ground-floor premises, formerly occupied as an established medical surgery, providing approximately 1,280 sq ft (118.9 sq m) of accommodation.

The premises are arranged to provide a reception and patient waiting area, three consulting/treatment rooms, office and storage accommodation, staff kitchenette and WC facilities, including an accessible WC.

The accommodation benefits from good natural light, gas central heating and an existing layout particularly suited to medical, healthcare and consulting activities.

Externally, the property benefits from forecourt parking, with all parking spaces to the front of the building included within the letting.

The premises offer an excellent opportunity for medical practitioners, dentists, physiotherapists, therapists and other healthcare providers seeking accommodation with an established clinical layout. Alternative professional and commercial uses may also be considered, subject to any necessary planning consents.

The property is available by way of a new lease, on terms to be agreed, at an asking rent of £35,000 per annum exclusive. (£2,917pcm)

## Location

The property is situated on Wilderness Road in Earley, a popular residential suburb approximately 2.5 miles southeast of Reading town centre.

The premises occupy a prominent position within an established residential catchment, with convenient access to Reading town centre, the University of Reading and Royal Berkshire Hospital.

Excellent road connections are available via the A329 and A329(M), providing access to the M4 motorway.




## Summary

- Rent: £35,000 per annum
- Lease: New Lease
- Terms: 10 years. Subject to Landlord Agreement - Longer if required

## Further information

- View details on our website

## Contact & Viewings




Jason Atkins
0118 959 0271
jason@lansleycommercial.co.uk



Wayne Biehn
0118 959 0271
wayne@lansleycommercial.co.uk


## Accommodation

| Floor/Unit | Description | Building Type | Size sq ft | sq m | Tenure | Ren |
|---|---|---|---|---|---|---|
| Ground | Former Medical Surgery | Other - Health / Nursery / Church / Education | 1,280 sq ft | 1,280 | 118.92 | To Let - |
| **Total** | | | | **1,280** | **118.92** | |

## Viewings

Strictly by prior appointment through the sole letting agents, Lansley Commercial.

## Terms

The premises are available by way of a new **10-year lease, or longer if required**, at an asking rent of **£35,000 per annum exclusive**.

Applicants will be required to demonstrate relevant business experience and provide satisfactory financial and trade references. Suitable security, including a rent deposit and/or personal guarantor, will be required, subject to the landlord's approval.

All terms are subject to contract.

## 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.


Dr. R. K. CHADHA
M.B.B.S. D.T.M & H
ONE








Wash Your Hands, Please