

LANSLLEY

Business Sales and Commercial Agents Since 1890

Office To Let

£17,500 per annum

1,302 sq ft

Enterprise House, 95 London Street, Reading, RG1 4QA



First-floor front office suite of approx. 1,302 sq ft in central Reading, with lift access, air conditioning and cellular accommodation.

- Approx. 1,302 sq ft first-floor front office suite
- Prime central Reading location
- Short walk to Reading Station and The Oracle
- Flexible cellular layout with individual office rooms
- Passenger lift access
- Air conditioning
- Male and female WC facilities
- Available immediately

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Description

The accommodation comprises the first-floor front office suite at Enterprise House, extending to approximately 1,302 sq ft.

The suite provides a flexible cellular layout with a number of individual office rooms, making it suitable for a range of professional and service-based occupiers. The accommodation benefits from passenger lift and stair access, air conditioning and good natural light, with male and female WC facilities available within the building.

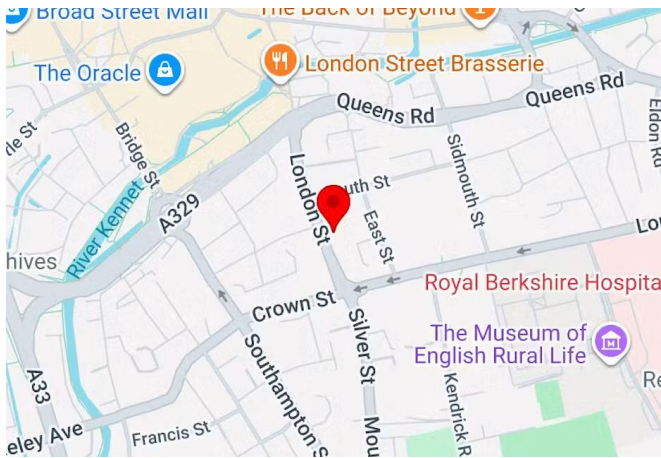
The property is available immediately on a new lease.

Location

Enterprise House occupies a prominent position on London Street in Reading town centre, within walking distance of Reading Station, The Oracle Shopping Centre and the town centre's extensive amenities.

The property benefits from excellent access to local bus routes and the main arterial road network.





Summary

- Rent: £17,500 per annum
- Business rates: £8,640 per annum
- Service charge: £7 per sq ft Includes water, waste collection, lift maintenance/repairs and air-conditioning maintenance/repairs.
- Legal fees: Each party to bear their own costs
- EPC: C (67)
- Lease: New Lease
- Terms: New lease available for a term of 5, 10 or 15 years, subject to agreement.

Further information

- [View details on our website](#)

Contact & Viewings



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Viewings

Viewings strictly by prior appointment through Lansley Commercial – 0118 959 0271.

Terms

The property is available on a new Full Repairing and Insuring (FRI) lease for a term of 5, 10 or 15 years at a rent of £17,500 per annum (approximately £1,458.33 per calendar month).

A service charge of £7.00 per sq ft (£9,114 per annum) is payable and includes water, waste collection, lift maintenance/repairs and air-conditioning maintenance/repairs. The tenant will be responsible for its own electricity consumption.

Business rates are currently estimated at approximately £8,640 per annum if the premises are occupied, up to 31 March 2027. This figure is provided for guidance only and prospective tenants should make their own enquiries with Reading Borough Council regarding their actual liability.

Each party is to bear their own legal costs.

Availability

Available Immediately

