



HASLAM'S
CHARTERED SURVEYORS

OPEN PLAN OFFICES

TO LET



1st Flr ENTERPRISE HOUSE

95 London Street Reading Berkshire RG1 4QA

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	1,300 SQ FT (121 SQ M)

KEY POINTS

- > Break-out area
- > 2 car parking spaces (TBC)
- > Newly decorated with new carpets and lighting
- > Central position within a short walk of Reading train station and The Oracle shopping centre



Location

Enterprise House is situated on London Street (A327) an easy walk to the Oracle shopping centre and railway station providing high-speed services to London Paddington (25 minute journey time).

London Street forms one of the main thoroughfares to J11/M4 and in turn London, Heathrow Airport and the national motorway network.

what3words ///simply.advice.spin

Description

An air conditioned first floor suite in a prominent, 3-storey, purpose built office building with onsite car parking.

Specification

- Air conditioning
- Suspended ceilings
- LED lighting
- New carpets
- Passenger lift
- Break-out area
- Male and female WCs
- Good natural light
- 2 car parking spaces (TBC)

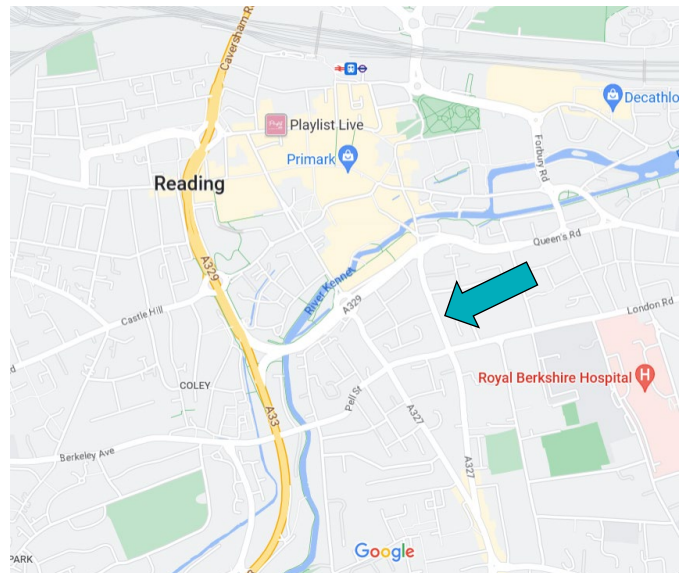
Accommodation

We understand the Net Internal Area (NIA) is as follows:

Floor	sq ft	sq m
First floor front suite	1,300	120.77
Total	1,300	120.77

Energy Performance Asset Rating

EPC Rating: TBC



Terms

The office suite is available on a new FRI lease for a term by arrangement and contracted outside the Landlord & Tenant Act. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

Business Rates (2023/2024)

The Rateable Value for the property is £18,750.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Catherine de Billot

0118 921 1549
catherinedebillot@haslams.co.uk



Alec White

0118 921 1514
alecwhite@haslams.co.uk

