



**HASLAM'S**  
CHARTERED SURVEYORS

To Let

**TO LET**



# LO24 LONDON ROAD CAMPUS

University of Reading London Road RG1 5EX

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>324 SQ FT</b> (30.14 SQ M)

## KEY POINTS

- > First floor office
- > Character building with period features
- > Completely refurbished office suite
- > Campus setting with ample amenities
- > Close proximity to Reading Town Centre
- > Flexible lease terms

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## Location

The London Road Campus situated on London Road on the edge of Reading Town Centre benefits from excellent road links to the M4 motorway network via the A33, providing access to London, Heathrow, the M25 and The West. Reading Station provides regular trains to London Paddington taking 20 minutes and access to the Elizabeth Line. There is also a frequent bus service to and from The Campus.

## Description

LO24 is one of many characterful buildings on the tranquil and picturesque London Road Campus. The newly refurbished first floor office suite is immediately available on flexible terms. This suite offers a cost-effective office solution as an alternative to serviced offices and something different to more generic corporate facilities.

## Energy Performance Asset Rating

EPC Rating- C:74

## Business Rates

Rateable Value: £5,400

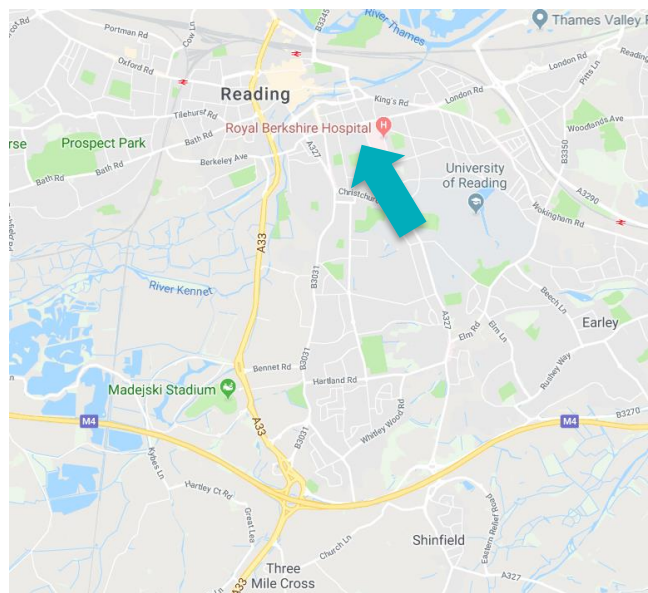
## Legal Costs / VAT

Each party to bear their own legal costs.  
Prices are quoted exclusive of VAT which will be charged.

## Accommodation

We understand the Net Internal Areas (NIA) areas are as follows:

	sq m	sq ft
Room 119	30.14	324
<b>Total</b>	<b>30.14</b>	<b>324</b>



## Amenities

The suite benefits from the following amenities;

- 24/7 building access
- First floor kitchenette
- WCs
- Gas central heating
- Utility bills included within the service charge
- On-site security
- On-site café/bar - The Dairy
- On-site parking available

## Terms

The suites are available on new flexible lease terms direct from the landlord. Rent on application.

## Viewing & Further Information

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

## 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.



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# ROOM 119 LO24 LONDON ROAD CAMPUS

