

Office To Let

£17,500 per annum

1,137 sq ft

**95 London Street, Reading, RG1
4QA**



Modern 2nd floor office with parking in central Reading. 1,137 sq ft, open plan, lift access, available immediately.

- Prime central Reading location – short walk to Reading Station & The Oracle
- Second floor front office suite with lift access
- Open-plan office with meeting rooms & break-out areas
- Air conditioning, LED lighting, perimeter trunking
- Male & female WCs



Description

A modern and well-presented second floor front office suite in an excellent central Reading location, offering immediate occupation and dedicated on-site parking. The accommodation benefits from strong natural light, a flexible open-plan layout with meeting rooms, air conditioning, lift access, and attractive common parts—ideal for professional occupiers seeking a well-connected town centre base.

Location

Prominent London Street location, Reading town centre, short walk to station and The Oracle, with excellent transport links and nearby amenities.





Specifications

- Circa 1,137 sq.ft (2nd floor front suite)
- Open-plan layout with meeting rooms and breakout areas
- Air conditioning throughout
- Suspended ceilings with LED lighting
- Perimeter trunking
- Gas radiators
- Recently redecorated
- Dedicated storage cupboards
- Passenger lift and stair access
- Male and female WCs
- 2 parking spaces (1 full-time, 1 part-time)

Amenities & Specifications

Total parking spaces: 2

Availability

Available Immediately

Viewings

Viewings strictly by prior appointment through.

Summary

- Rent: £17,500 per annum
- Business rates: £9,481 per annum Small Business Rate Relief Available Upon Application
- Service charge: £7 per sq ft Includes cost of gas usage, maintenance of communal areas, elevator servicing and air conditioning upkeep.
- EPC: C (67)
- Lease: New Lease
- Terms: New FRI lease – terms of 5, 10 or 15 years

Terms

- New Full Repairing & Insuring (FRI) lease
- Term: 5, 10 or 15 years
- Rent: £17,500 per annum (£1,458 pcm)
- Rent reviews: Upward-only every 3 years
- Service charge: £7 per sq.ft (includes gas, maintenance, lift & air con)
- Deposit: 3–6 months' rent (subject to negotiation)
- Tenant responsible for electricity and building insurance contribution
- Water included

Further information

- [View details on our website](#)

Contact & Viewings



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