

# FOR SALE/TO LET

Self-Contained Office Building  
2,263 sqft (approx)



114 London Street  
Reading  
RG1 4SJ

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## Location

114 London Street sits at the top end of London Street close to the junction with London Road. Access to the town centre is a short walk from the building with The Oracle Shopping Centre only a few hundred meters away. Reading Station is a 10-15 minute walk and local buses run regularly from London Street and London Road. There is on street metered parking or the option of either the Queens Road car park or The Oracle, both close by.

## Description

Comprising a basement and 3 upper floors, 114 London Street is an attractive period building which has a Grade 2 listing, primarily covering the buildings facia. The building has been very well maintained by the current owners and is ready for immediate occupation and offered with vacant possession. The existing furniture can be left in situ for the benefit of an incoming tenant. Currently used as an office the building offers potential for alternative uses subject to planning.

The approximate floor areas are as follows:

Basement	484 sqft	44.97 sqm
Ground Floor	562 sqft	52.23 sqm
First Floor	515 sqft	47.8 sqm
Second Floor	547 sqft	50.85 sqm
External store	155 sqft	14.4 sqm
<b>Total</b>	<b>2264 sqft</b>	<b>210.25 sqm</b>

## Amenities

- Well maintained
- Male/Female WC's
- Shower
- Suspended ceiling with recessed lighting
- External storage area
- Alarm System and CCTV
- LED lighting
- Cat 5 Cabling
- Potential for alternative use
- Close to Reading centre amenities

## Terms

The building is available either freehold or leasehold. The current quoting price sale price is £485,000. Alternatively our clients will offer a new lease for a term to be agreed at a rent of £28,000 pax. Further details available on request.

## Business Rates

The current rateable value is listed as £13,250.

## VAT

All figures quoted exclude VAT at the prevailing rate.

## EPC

Further details on request

## Contact & Viewing

For further information and viewing arrangements please contact Darren Parkinson at Parkinson Holt either by email [dparkinson@parkinsonholt.com](mailto:dparkinson@parkinsonholt.com) or by phone 07802 889830.