FOR SALE

Office

26-28 Southampton Street, Reading, Berkshire, RG1 2QL

1,703 sq ft
(158.21 sq m)

Location

The property is prominently located in Southampton Street, less than 150m from the Oracle shopping centre and directly opposite the Premier Inn. The property is within walking distance of Reading's mainline railway station, with frequent high speed trains to London Paddington (journey time 25 minutes), as well as RailAir coach service to Heathrow Airport

Road communications are excellent with Junction 11 of the M4 motorway easily accessible via the A33 dual carriageway, whilst nearby amenities include John Lewis, Cote Brasserie, London Street Brasserie and Starbucks

Description

An attractive Tudor style Grade II listed detached property with exposed timber beams under a pitched tiled roof and a large car park to the rear.

The premises benefit form both B1a Office and D1 uses and has potential for residential (STP).

Features

- For Sale Freehold
- Rarely Available
- Vacant Possession
- Car parking
- Town Centre Location
- Heated and Lit
- Intruder Alarm
- A Director of Sharps Commercial owns the property

Accommodation

Floor areas	sq ft	sq m
Second Floor [~	204	18.95
First Floor [~	751	69.77
Ground Floor [~	748	69.49
Total	**1,703**	**158.21**

Terms

For Sale Freehold with vacant possession.

Price

£560,000

EPC Rating

F:126

Costs

Each side to pay their own legal and professional costs.

Planning

Interested parties to satisfy themselves on the planning use.

Services/Health & Safety

We have not tested the services. Interested parties are advised to satisfy themselves concerning all Health and Safety issues.

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Henry Bellamy-Rosser
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