

**Chartered Surveyors &
Commercial Property Consultants**

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TO LET

**GOOD QUALITY SERVICED OFFICES
CLOSE TO TOWN CENTRE**

574ft² (53m²)



**FIRST FLOOR, L024 (ROOM 120)
UNIVERSITY OF READING
LONDON ROAD
READING
BERKSHIRE RG1 5AQ**

NOTE: Dunster & Morton is the trading name for Dunster & Morton LLP. Dunster & Morton for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Dunster & Morton or the vendor. (3) None of these statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither Dunster & Morton nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.

LOCATION	<p>The offices are situated on part of the University of Reading campus fronting London Road less than half a mile from Reading town centre. The offices have recently been redecorated and are situated in an attractive environment with the benefit of adjacent permit parking being separately available close to the building, if required.</p> <p>The offices are close to the town centre, where all local facilities are available to include a railway station.</p>
DESCRIPTION	<p>The property is located at first floor level by way of a shared access serving this and an adjoining suite. There are shared WC and kitchen facilities.</p> <p>The property is arranged as a single office with painted wall finishes, suspended ceilings and florescent lighting.</p>
AMENITIES	<ul style="list-style-type: none"> • Open plan • Recently redecorated • Fully carpeted • All utilities included • Good quality shared kitchen and WC facilities
ACCOMMODATION	<p>The accommodation comprises a single room of 574ft² [53m²] on an approximate Net Internal basis.</p>
TERMS	<p>The offices are available by way of a new lease on terms to be agreed to be excluded from the security of tenure provisions of The Landlord and Tenant Act 1954.</p>
RENT	<p>£10,000 per annum. Permit parking is available by separate arrangement and negotiation.</p>
RATES	<p>The occupier will be responsible for Business Rates, however they may be eligible for small business rates relief. Interested parties are advised to make their own enquiries directly with Reading Borough Council Business Rates Department on 0118 9390900.</p>
SERVICE CHARGE	<p>There is no service charge. Occupiers are however required to make their own arrangements with regard to cleaning in conjunction with the occupier of the adjacent suite.</p>
LEGAL COSTS	<p>Each party is to be responsible for their own legal costs incurred in connection with the transaction.</p>
VAT	<p>VAT is not chargeable on the rent.</p>
VIEWINGS	<p>Strictly by appointment with the Agents:-</p>



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Peter Redman, MRICS

Energy Performance Certificate

Non-Domestic Building



L024 First Floor Offices
The University of Reading
London Road
Reading
RG1 5AQ

Certificate Reference Number:
0910-9929-0376-0622-3280

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A

B

C

D

E

F

G

74

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	104
Building complexity (NOE level):	3
Building emission rate (kgCO ₂ /m ² per year):	83.15
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

50

If typical of the existing stock