

**Chartered Surveyors &
Commercial Property Consultants**

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TO LET

**FIRST FLOOR OFFICES
CLOSE TO TOWN CENTRE**

626ft² (58.2m²)

PRICE REDUCTION



**FIRST FLOOR OFFICES
BUILDING L014
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 a corner site close to the junction of London Road and Redlands Road, close to the hospital and less than half a mile from Reading town centre. The offices are in reasonable decorative order 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 usual amenities are available to include a railway station.</p>
DESCRIPTION	<p>The offices are situated at first floor level being, the building being conveniently accessed from Redlands Road. There is a ground floor entrance lobby with a staircase leading to a private entrance area, small kitchen and 4 interconnecting office areas. There are shared WC facilities at ground floor level.</p>
ACCOMMODATION	<p>The accommodation is arranged as 4 offices, together with an exclusive kitchenette. The total floor area is approximately 626ft² (58.2m²).</p>
TERMS	<p>The offices are available by way of a new lease on flexible 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 (on an Internal Repairing basis). 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 937 3727.</p>
SERVICE CHARGE	<p>There is no service charge.</p>
LEGAL COSTS	<p>Each party is to be responsible for their own legal costs incurred in connection with this transaction.</p>
VAT	<p>VAT is not chargeable on the rent.</p>
VIEWINGS	<p>Strictly by appointment with the Agents:-</p>



Dunster & Morton LLP
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John Fry, FRICS



Display Energy Certificate

How efficiently is this building being used?



National Centre for Languages and Literacy and Eat & Drink at London Road
L614 BUILDING
The University of Reading
London Road
READING
RG1 5AQ

Certificate Reference Number:
0030-9929-0171-0125-3084

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information in the guidance document *Display Energy Certificates and advisory reports for public buildings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed, they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

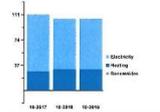
G

Over 150

Less energy efficient

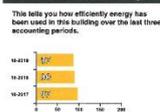
Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.



Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods.



Technical Information

This tells you technical information about how energy is used in this building. Consumption data based on estimates.

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area party: 1225
Asset Rating: Not available

	Heating	Electricity
Annual Energy Use (MWh/year)	130	139
Typical Energy Use (kWh/year)	251	169
Energy from renewable	0.0%	0.0%

Administrative Information

This is a Display Energy Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

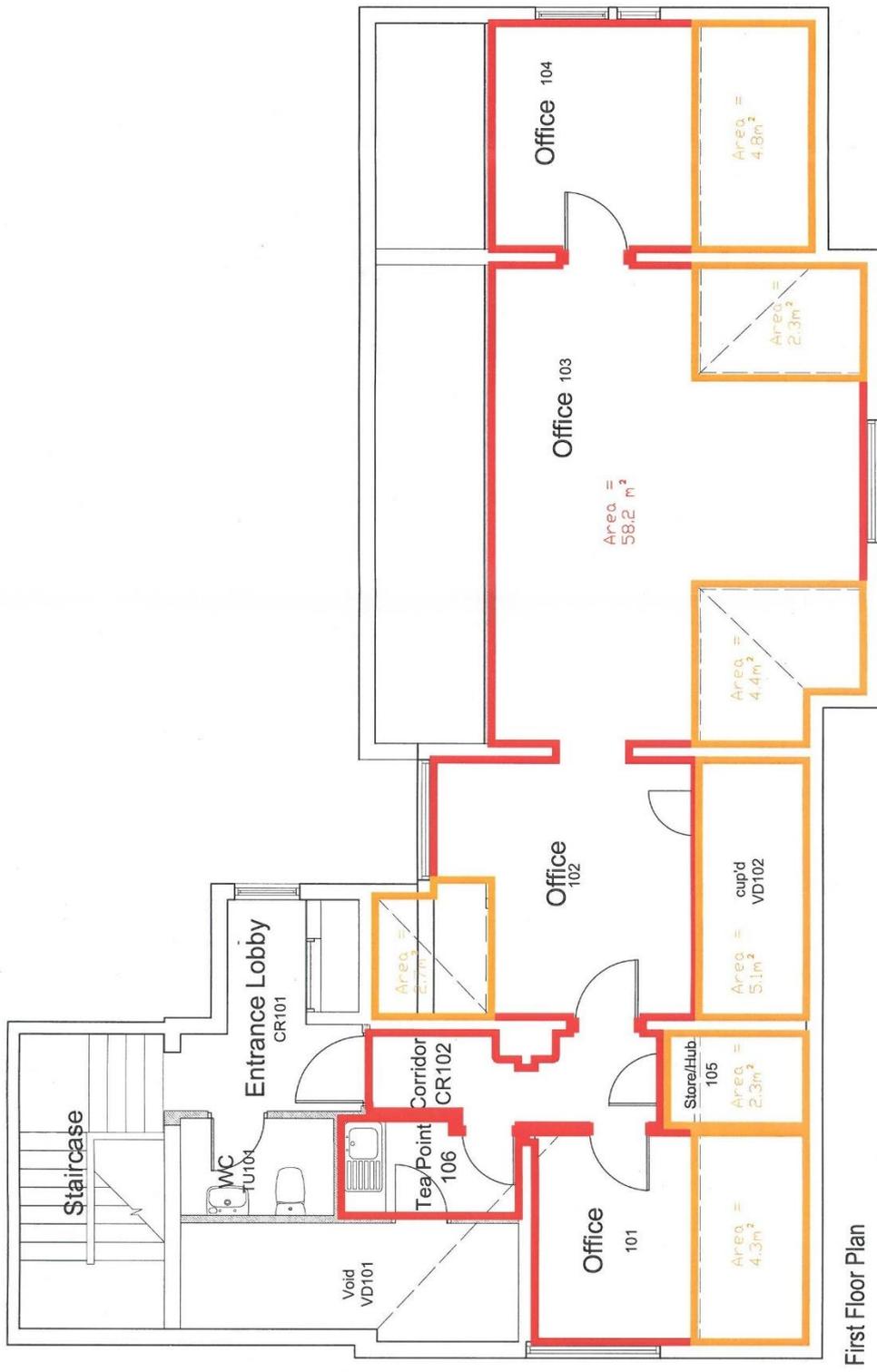
Assessment Software: SystemLink CH/Track v3.6
Property Reference: 88725200003
Assessor Name: Barry McKean
Assessor Number: STRC00280
Accreditation Scheme: Stroma Certification Ltd
Employer/Trading Name: Utilities Analysis
Employer/Trading Address: Roly Wood, Broad Lane, Henshall, CH43 5JY
Issue Date: 21-10-2019
Nominated Date: 28-10-2019
Valid Until: 28-10-2020
Related Party Disclosure: Contractor to the occupier for EPBD services only.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report: 1908-0034-0517-0302-1805.
 You can obtain contact details of Stroma Certification Ltd at www.stroma.com.

SUBJECT TO CONTRACT

December 2020

Notes



First Floor Plan

Nett Internal Area = 58.2 m²

Area below 1500mm = 25.9 m²

No.	Description	DATE	Time

University of Reading
 Facilities Management Directorate,
 Whiteknights, PO Box 255, Reading, RG6 6BW
 Tel: 0118 975 8955 Fax: 0118 975 3499

Building L014
 London Road
 Project: Estates Management Lettings
 Title: First Floor Demise Plan
 Drawn: CAD / TRC Date: March 13
 Job Number: NTS
 Drawing No.: L014 Code: B No.: 122

Page 6 of 6