



HASLAM'S
CHARTERED SURVEYORS

PRELIMINARY PARTICULARS

TO LET



Indicative photo only

LONDON ROAD CAMPUS

Greenbank University of Reading London Road RG1 5AG

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	355 - 1,218 SQ FT (33 - 113 SQ M)

KEY POINTS

- > Character building with period features
- > Completely refurbished office suites
- > Campus setting with ample amenities
- > Close proximity to Reading Town Centre
- > Flexible lease terms

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



Location

The London Road Campus situated on London Road on the edge of Reading Town Centre benefits from excellent road links to the M4 motorway network via the A33, providing access to London, Heathrow, the M25 and The West. Reading Station provides regular trains to London Paddington taking 20 minutes and access to the Elizabeth Line. There is also a frequent bus service to and from The Campus.

Description

Greenbank is one of many characterful buildings on the tranquil and picturesque London Road Campus with newly refurbished office suites over ground and first floor immediately available. The suites can be let together or individually and benefit from the various campus amenity listed herein. Available on flexible terms, these suites offer a cost-effective office solution as an alternative to serviced offices and something different to more generic corporate facilities.

Accommodation

We understand the Net Internal Areas (NIA) areas are as follows:

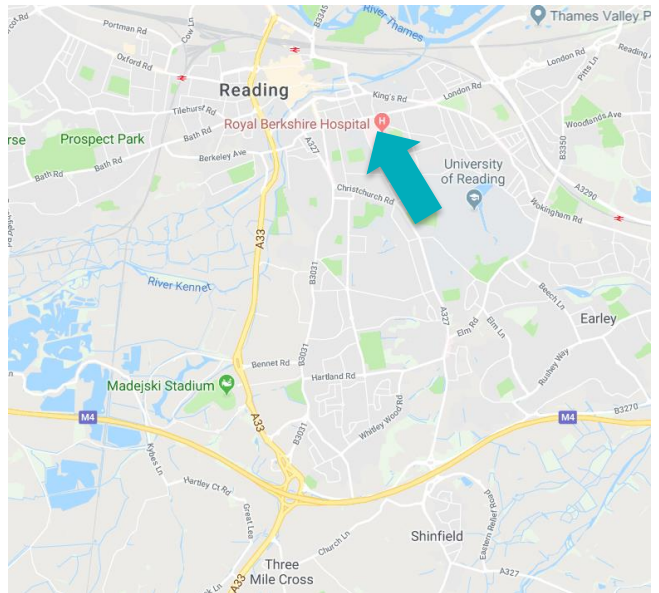
	sq m	sq ft
First Floor		
Rooms 4 & 5	80	863
Room 6	33	355
Total	113	1,218

Terms

The suites are available on new flexible lease terms direct from the landlord. Rent on application.

Energy Performance Asset Rating

EPC Rating- C:66



Amenities

The suites benefits from the following amenities;

- 24/7 building access
- High-capacity internet connectivity
- Ground floor kitchenette
- WCs on each floor
- Gas central heating
- Utility bills included within the service charge
- On-site security
- On-site café/bar - The Dairy
- Ample on-site parking available

Business Rates

Interested parties should contact the local planning authority to confirm the rateable value information.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



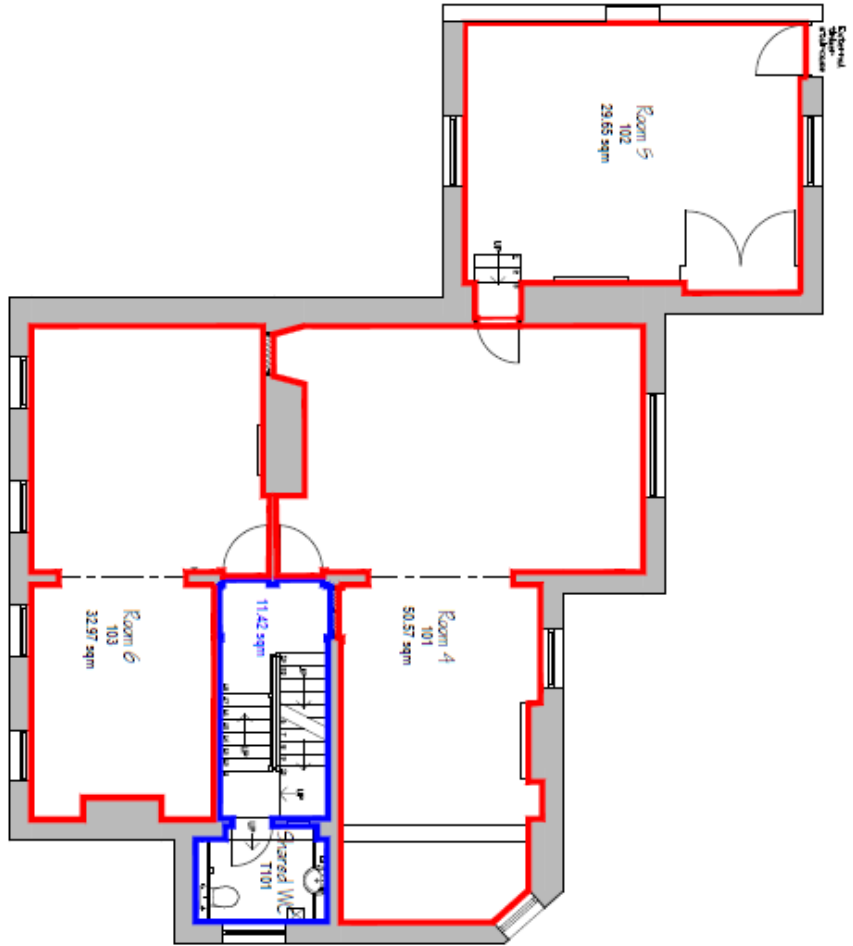
Georgia Fearn

0118 921 1513
georgiafearn@haslams.co.uk



Harry Bevins

0118 921 1517
harrybevins@haslams.co.uk



FIRST FLOOR LAYOUT PLAN

(Indicative plans only)



Room 6



Room 5



Room 4



Room 1 (under offer)



Room 2 (under offer)

