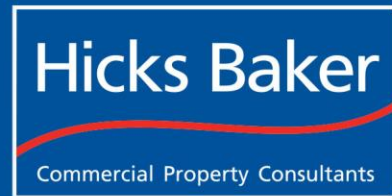


Offices



FREEHOLD FOR SALE

OFFERS IN EXCESS

£175,000

KEY FACTS

- ☐ Good decorative order
- ☐ Kitchen & WCs
- ☐ Private car park
- ☐ Walking distance to train station
- ☐ Development potential
- ☐ Gas central heating

Reading – 57a Wilson Road, Reading RG30 2RT

	sq.ft	sq.m
Net Internal area (IPMS3)	732	68
Gross internal area	856	79

RATES

Rateable Value (2020): £9,100

Uniform Business Rate Multiplier (2019-20) 48 pence

TENURE

The property is marketed on a Freehold basis.

EPC

TBC

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

The property is NOT elected for VAT.



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Transaction • Management • Performance

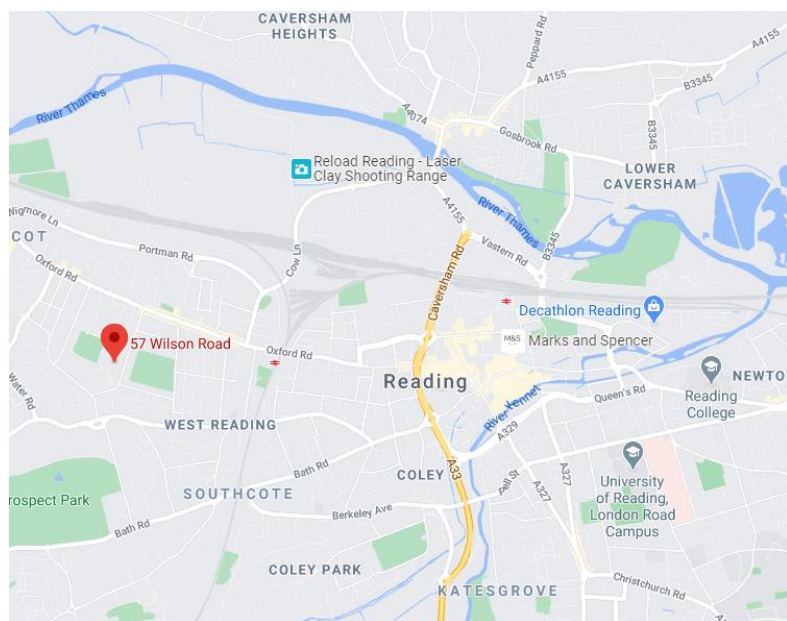
DESCRIPTION

57a Wilson Road is a two storey office building situated in West Reading. Accessed from a residential street there is a gated private car park with space for at least 5 cars. The property could be suitable for development to residential use (subject to appropriate planning consents).

LOCATION

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links. 57a Wilson Road is within easy walking distance of Reading West which links directly with Reading Station. Following recent major infrastructure investment Reading Station is now a major regional rail hub with connections to a number of major UK cities, including frequent services to London Paddington (26 minutes), London Waterloo and Gatwick Airport.

Crossrail services will run to and from Reading starting in 2021 and the proposed Western Rail Access to Heathrow (WRaTH) will supplement the direct RailAir coach service which currently links Reading Station to the airport.



Viewing dates

Please note viewings will be carried out on these dates only. Each applicant will have a set 15 minute time slot only.

VIEWING & FURTHER INFORMATION

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DATE OF PUBLICATION

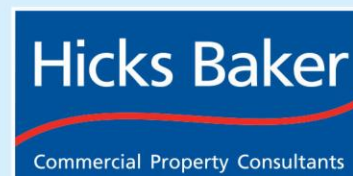
November 2020

LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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