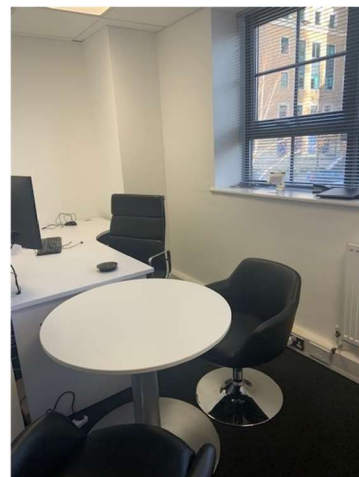
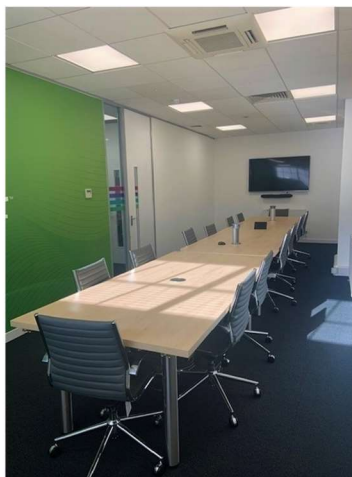


**A RARE OPPORTUNITY TO ACQUIRE A SELF-CONTAINED  
OFFICE BUILDING OF 4,182 SQFT WITH PARKING AND  
THE FREEHOLD INTEREST OF 26 APARTMENTS IN  
READING TOWN CENTRE.**

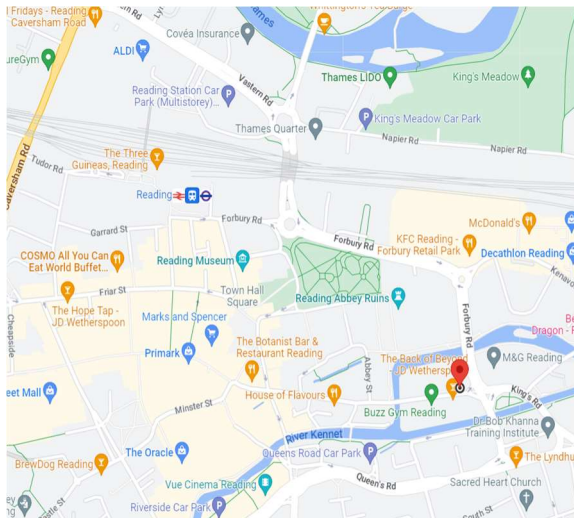


**99 – 105 St James Wharf  
Kings Road  
Reading  
RG1 3DD**



## LOCATION

St James Wharf sits in a prominent position on Kings Road neighbouring the landmark Prudential buildings. The building is a short walk from Reading's town centre amenities and also provides quick access to the road and motorway network. Reading's mainline station offers fast connections to London's Paddington station in 25 minutes. Connections are only set to improve with the addition of the Elizabeth Line (Crossrail). Easy access to the M4 motorway through J10, J11 and J12 connects you to the rest of the UK and Heathrow Airport.



## DESCRIPTION

The offices are arranged over ground and first floors and offer a self-contained space with secure parking for up to 6 cars to the rear of the building. The offices form part of the five storey building which comprises an additional 26 flats all of which have been sold on long leases. The freehold of the whole building is part of the existing ownership and a management company is in place to deal with the day to day running of the building.

## TERMS

The building is offered for sale together with the freehold interest of 26 apartments which have all been sold on 125 year leases. The freehold includes a small cottage which has also been sold on a long lease. Further details are available on request. **We are looking for offers in the region of £950,000**

## ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground Floor	182	1,960
First Floor	207	2,222
<b>TOTAL</b>	<b>389</b>	<b>4,182</b>

## AMENITIES

- CCTV, security alarm and door entry system
- Fully Cabled
- Male/Female WC's and two showers.
- Passenger Lift
- Suspended ceilings with new LED lighting
- Air conditioning
- Perimeter trunking
- Fitted kitchen and breakout area
- Large meeting rooms, data room and partitioned offices.
- Allocated parking

## BUSINESS RATES

The rateable value from April 2023 is £87,000 suggesting the rates payable will be £44,544 per annum.

## VAT

VAT is excluded from all figures quoted.

## CONTACT/VIEWING

**Darren Parkinson**

M: 07802 889830

E: darren@parkinsonre.co.uk





Ground Floor Not to Scale



First Floor Not to Scale

