

LANSLEY

Business Sales and Commercial Agents Since 1890

Office To Let

276 to 626 sq ft

**Eastcourt Avenue, Earley,
Reading, RG6 1HH**



Two private offices in a charming period building with parking, shared facilities and 24/7 access. Quiet setting, ideal for small businesses

- Office 10 – approx. 350 sq.ft – £800 pcm + £125 pcm service charge
- Office 14 – approx. 275 sq.ft incl. separate store/office – £725 pcm + £100 pcm service charge
- Includes heating, electricity, water, business rates & bin collection
- Use of shared kitchen, lounge area, WCs and on-site parking
- 18-month to 3-year leases available
- Secure access; tenants may use the premises at all hours
- Furniture available by agreement
- Beautiful landscaped grounds and easy access to Reading,



Description

Two charming second-floor private offices available individually or together, set within a beautiful period building surrounded by mature grounds in the heart of Earley. A peaceful, professional workspace ideal for small businesses, consultants or remote teams seeking an affordable, tranquil setting close to Reading. Available from 1st January 2026.

Suitable for: Small professional businesses, consultants, therapists, charities, remote teams, and sole practitioners.

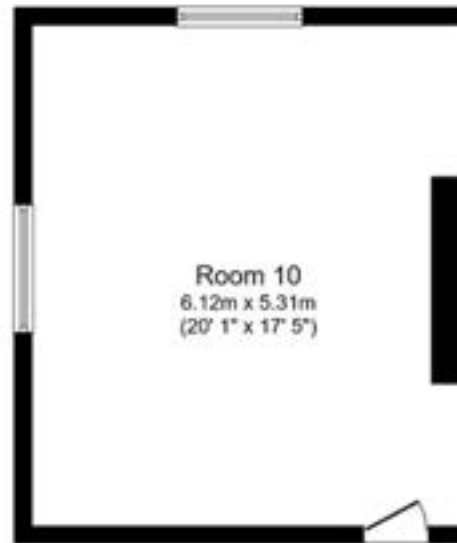
Location

Woodley Hill House is located on Eastcourt Avenue in Earley, a sought-after and well-connected area to the east of Reading. The property enjoys a quiet, leafy setting while remaining within easy reach of Reading town centre, Woodley and the M4 corridor.

Earley Station is a short drive away, providing regular services to Reading and London Waterloo, and the A329M and Junctions 10 & 11 of the M4 are easily accessible. Local shops, cafés and amenities are also close by.



Room 14
Floor area 25.6 sq.m. (276 sq.ft.)



Room 10
Floor area 32.5 sq.m. (350 sq.ft.)



Accommodation

Floor/Unit	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Unit	350	To Let	£27.43	-	£800	Available
Unit	276	To Let	£31.52	-	£725	Available
Total	626		£29.48			

Viewings

Viewing: Strictly by prior arrangement with Lansley Commercial – 0118 959 0271

Terms

Agency Fee: £250 + VAT payable by the ingoing tenant

Summary

- Service charge: £125 per month The service charge covers electricity, water, heating, business rates and bin collections, but excludes broadband and cleaning.
- Lease: New Lease
- Terms: 18 month to 3 year Lease Available

Contact & Viewings



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These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.



