

# Lot 38, Holybrook House, 63 Castle Street, Reading,

**Berkshire RG1 7SN**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Office Investment with Residential Potential (Subject to Consents)

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Office Investment with Residential Potential (Subject to Consents)

- Multi Let Producing £47,344 pa with Vacant Office Suites to Be Let
- All leases subject to Uncapped annual Rent Reviews in line with the Consumer Price Index.
- Approximate Net Internal Area of 422.06 sq m (4,543 sq ft)
- Asset Management Opportunity
- Residential Conversion Potential and Potential to Develop on the Rear Car Park (subject to consents)
- Central Location in Well-Established Town

**Lot** 38  
**Auction** 25th September 2024

**Rent**  
£47,344 per Annum Exclusive  
with vacant office suites to be let.

**Sector** Office  
**Status** Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 8 miles south-west of Henley-on-Thames, 25 miles south-east of Oxford, 40 miles west of Central London  
**Roads** A33, A329 (M), A404 (M), M4  
**Rail** Reading Railway Station & Crossrail  
**Air** London Heathrow Airport

### Situation

Reading is a popular retailing destination and major commercial and administrative centre for the Thames Valley region. The property is located 300m from the town centre at the junction of the IDR, A4 and relief road benefitting from excellent transport links. The Town benefits from the recent London Cross Rail/ Elizabeth Line which connects Reading directly to Central London.

### Tenure

Freehold.

### Description

The property is an attractive Grade II listed office building comprising office accommodation on the ground, first, second and third floors. The property also benefits from a large private car park to the rear for approximately 13 cars, which has potential for residential development (subject to consents).

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor Levels	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.	Rent Review (Reversion)
Lower Ground Suite B1	Office	48.68	(524)	VACANT POSSESSION	-	-	-
Lower Ground Suite B2	Office	17.74	(191)	LEARNING PLUS UK DATA LTD (CRN: 08977436) (1)	5 years from 11/08/2021 (2)	£4,908	11/08/2024 (4) (10/08/2026)
Suite 1	Office	22.58	(243)	AN INDIVIDUAL	3 years from 25/03/2022	£9,070	25303/2024 (4)(24/03/2025)
Suites 2, 3 and 4	Office	73.49	(791)	SWIETELSKY CONSTRUCTION COMPANY LTD (CRN: 05279323) (3)	3 years from 11/07/2023	£33,366	11/07/2024 (4) (10/07/2026)
Suites 5-14	Office	259.57	(2,794)	VACANT POSSESSION	-	-	-
<b>Total Approximate Net Internal Floor Area</b>		<b>422.06</b>	<b>(4,543)</b>			<b>£47,344</b>	

(1) Learning Plus UK is a non-profit organisation providing support to the education sector to improve performance and raise standards across the UK ([www.learningplusuk.org](http://www.learningplusuk.org))

(2) The lease is subject to a tenants option to determine the lease on 10/08/2024

(3) The Swietelsky Group is a leading construction company in central and eastern Europe, with over 12,000 employees across 21 countries ([www.swietelsky.co.uk](http://www.swietelsky.co.uk)). For the year ending 31/03/2024, Swietelsky Construction Company Ltd (CRN: 05279323) reported a turnover of £23,945,221, a pre-tax profit of £4,948,835 and a net worth of £14,134,769 (source: Northrow 14/08/2024)

(4) All leases are subject to annual uncapped Rent Reviews in line with the Consumer Price Index.

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300m to Reading  
Town Centre



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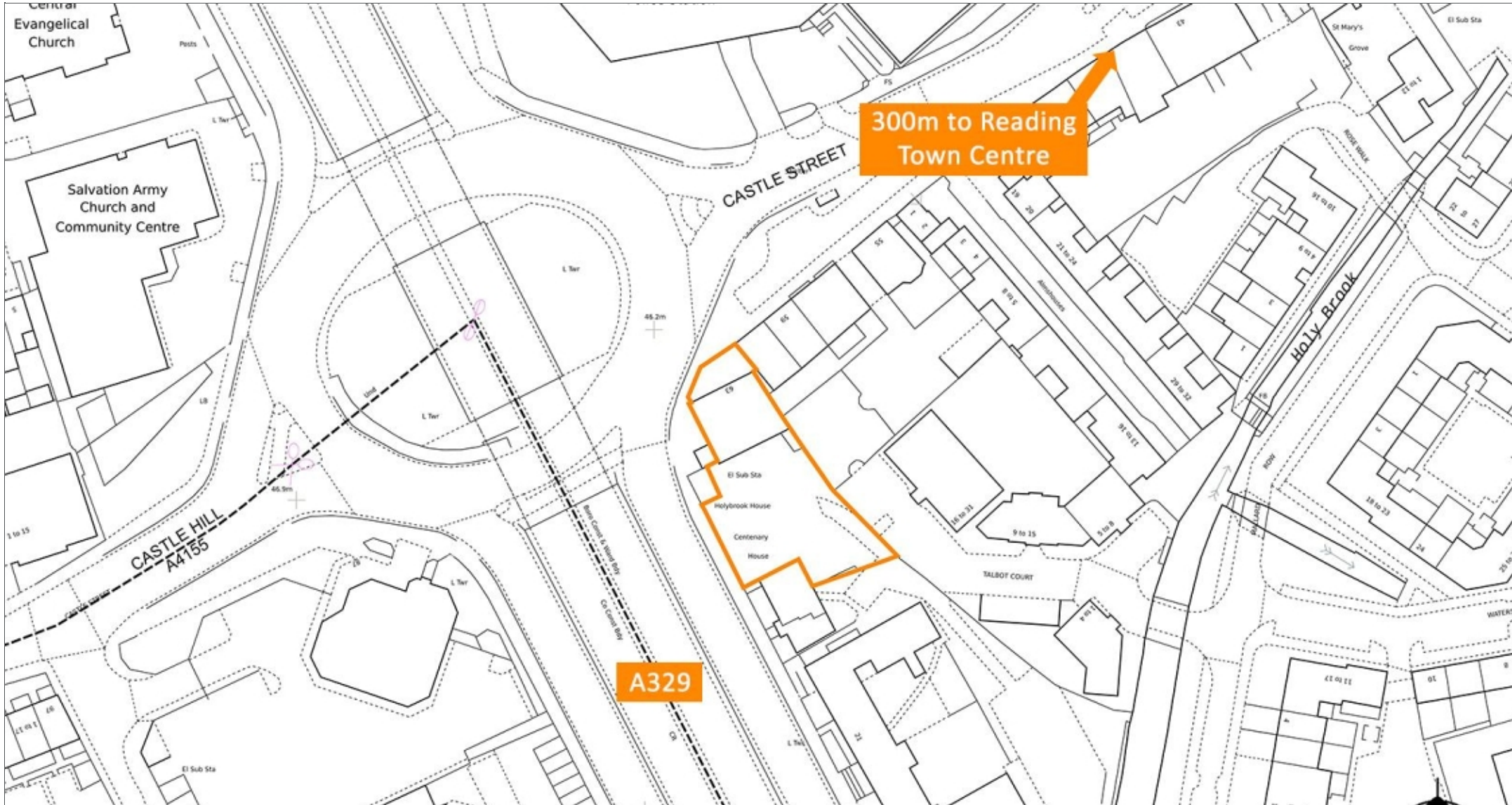
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## Contacts

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2024

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