

READING

Reading Bridge House, RG1
8LS

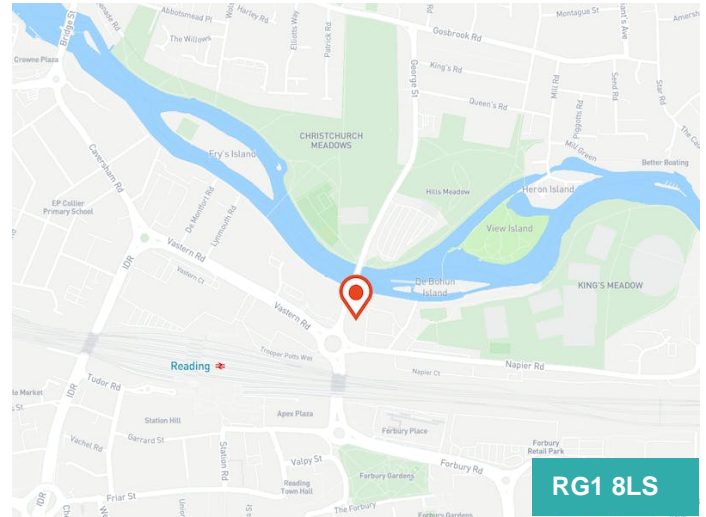


OFFICE TO LET

4,015 TO 27,615 SQ FT

- Only 3 minutes walk from the northern entrance to Reading station
- New on-site artisan coffee shop
- Newly refurbished concierge reception area
- Excellent views over the River Thames
- Excellent on-site parking of 1:830 sq ft
- Secure cycle storage
- On-site security with CCTV
- High specification showers and lockers

Fitted office space close to Reading Train Station, with views over the River Thames and surrounding countryside.



Summary

Available Size	4,015 to 27,615 sq ft
Passing Rent	£25 per sq ft
Rates Payable	£13.09 per sq ft
Service Charge	£9.92 per sq ft
Car Parking	1:830
Estate Charge	N/A
EPC Rating	D

Description

Reading Bridge House offers high quality office accommodation with new air conditioning, LED lighting, upgraded power supplies and great connectivity to meet modern business needs. The building has been refurbished to a high-quality finish which creates a welcoming environment for visitors and staff. Occupiers also benefit from the new café Flying Bean, manned reception, high specification showers & lockers and designated bike storage.

Location

One of Reading's major attractions is its strategic location in the heart of the UK's transport network and its proximity to Heathrow (25 miles) and London (Paddington 25 mins).

Reading is classed as one of the most vibrant urban centres in the UK and the focal point for economic growth along the M4 motorway.

Reading Bridge House further reaps the rewards of Reading's convenient location as it is just a stone's throw away from the train station.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th - Part	4,015	373.01	Available
3rd	11,800	1,096.26	Available
2nd	11,800	1,096.26	Available
Total	27,615	2,565.53	

Terms

An Assignment or sub lease is available until 25th February 2025 or longer through separate negotiation.



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