

READING

Abbots House, 189 Abbey
Street, RG1 3BD



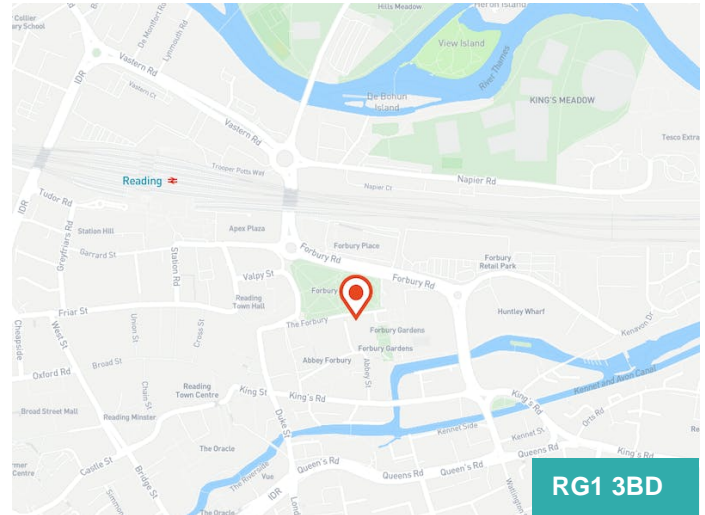
FITTED CHARACTER OFFICE

OFFICE TO LET

9,352 TO 30,467 SQ FT

- 5 minute walk to Reading Station
- Central historic location
- Open plan flexible accommodation
- Professional business lounge
- Feature atrium
- Excellent BREEAM rating
- Commuter Services within building
- Amenity on the doorstep

**Prestigious offices to let in Reading's character building
ideally located in the town centre.**



Summary

Available Size	9,352 to 30,467 sq ft
Rent	Rent on Application
Rates Payable	£15.45 per sq ft
Service Charge	N/A
EPC Rating	B (46)

Description

Abbots house is a 108,000 sq ft Grade A HQ office building in the heart of Reading comprising 5 levels of office accommodation, 2 levels of basement and a feature atrium.

Location

Reading is particularly well connected. By rail, London is as little as 25 minutes away, with up to five express trains departing every hour from Reading's ultra modern station. The Elizabeth Line will provide reduced travel time into and across Central London.

Heathrow will be within easy reach thanks to the proposed new £500m Western Rail Link to Heathrow scheme – meaning passengers will benefit from direct rail access to the airport from Reading.

Access to the M4 at three junctions provides wider connection to the national motorway network and the M25.

Accommodation

The potential accommodation comprises of the following

Name	sq ft	sq m	Availability
3rd	21,115	1,961.65	Available
4th	9,352	868.83	Available
Total	30,467	2,830.48	

Specification

- Open plan accommodation
- Excellent BREEAM rating
- 4 pipe fan coil air conditioning
- LED lighting
- Fully accessible raised flooring
- Business lounge with concierge and WiFi
- Shower rooms and changing facilities
- Cycle storage
- Town parking ratio of 1;1,000 sq ft

Viewings

Strictly via the sole agent.

Terms

Available via a sublease or an assignment.



James Newton
07393 235709
jnewton@vailwilliams.com



Charlie Nicholson
07769 675680
cnicolson@vailwilliams.com

vailwilliams.com

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