

# READING

The Maltings, Fobney Street,  
RG1 6BY

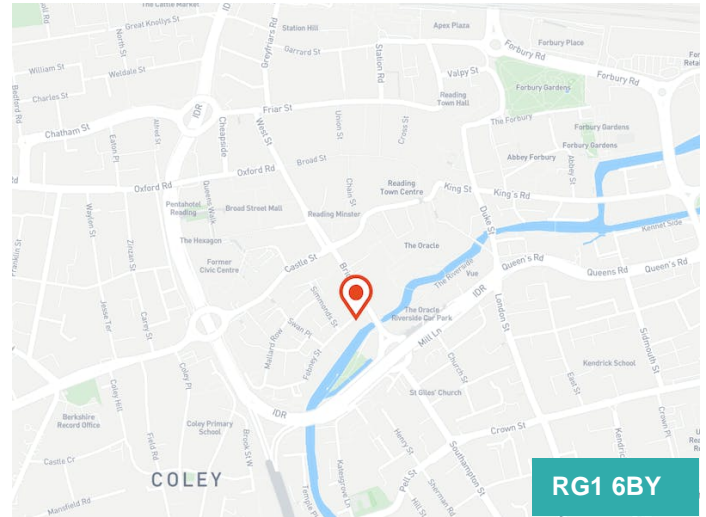


## OFFICE TO LET

**1,419 SQ FT**

- Attractive riverside location
- Self contained building
- Substantially refurbished
- Period features
- 2 minutes' walk from The Oracle
- Available on a floor by floor basis
- Easy access to Reading town centre and train station

**1,419 sq ft stylish office at £19.00 psf to let in Reading overlooking the River Kennet.**



## Summary

<b>Available Size</b>	1,419 sq ft
<b>Rent</b>	£19 per sq ft
<b>Rates Payable</b>	£5.36 per sq ft From April 2023
<b>Rateable Value</b>	£15,250
<b>EPC Rating</b>	B (33)

## Description

The Maltings provides stylish office space in a highly convenient town centre location. The Grade II listed space is arranged over ground, first and second floors. Many period features of the original building have been retained, combining with a high standard refurbishment throughout to create a unique, high quality working environment overlooking the River Kennet.

See website link which includes a 360 virtual tour of the property - <https://themaltings-reading.co.uk/>

## Location

Located in the heart of Reading town centre, The Maltings occupies a very attractive position overlooking the River Kennet yet is within a couple of minutes' walk of The Oracle with all of its shops, leisure and parking facilities.

The arrival of the Elizabeth line in 2022 means fast track access to the London Underground and makes Reading the recognised 'capital' of the Thames Valley.

The town is an established office location with excellent road and public transport links. The Maltings is also within walking distance of Reading Station which, following recent major infrastructure investment, is a major regional rail hub with connection to a number of major UK cities, including frequent services to London Paddington (26 minutes), London Waterloo and Gatwick Airport.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,403	130.34	Let
1st	1,419	131.83	Available
2nd	1,111	103.22	Let

## Specification

- Period features
- Kitchen on each floor
- WC's on each floor
- Secure cycle storage
- BREEAM - very good
- Fully alarmed
- Up to 300 mbps broadband available

## Viewings

Prior appointment strictly through the joint sole agents.

## Terms

New lease (s) is/are available direct from the landlord on terms to be agreed.



**James Newton**  
07393 235709  
jnewton@vailwilliams.com



**Arabella Macrae**  
0118 909 7400  
07775 862 913  
amacrae@vailwilliams.com

**vailwilliams.com**

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