

# READING

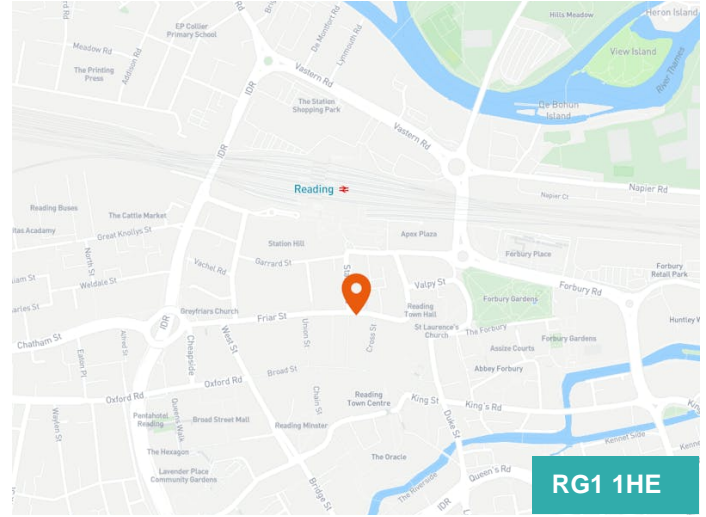
Suite 3.2 Dog House, 150  
Friar Street, RG1 1HE



## OFFICE TO LET

**947 SQ FT**

- All inclusive rent
- Beautiful breakout spaces and bookable meeting rooms
- Kitchen within suite
- Community events
- Dog friendly
- WCs and Showers
- 2 min walk from Reading Train Station
- On-site Campus Manager
- Suite can be provided furnished or unfurnished.



## Summary

<b>Available Size</b>	947 sq ft
<b>Rent</b>	£7,200.00 per month All Inclusive
<b>Rates Payable</b>	£5.11 per sq ft Tenant responsible for their own business rates however as the rateable value is lower than £12,000, occupiers may benefit from 100% rate relief, subject to status.
<b>Rateable Value</b>	£9,700
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C

## Description

Suite 3.2 is a vibrant third-floor office nestled in the heart of Reading. This 947 sq ft suite is primed to accommodate approximately 18 desks, making it an ideal hub for your thriving business. Available for lease, this office includes a comprehensive set of amenities designed to enhance your work environment. From the convenience of an all-inclusive rent to the support of a dedicated campus manager, every aspect is tailored to streamline your experience. Engage in community events that foster collaboration, utilise breakout spaces for brainstorming sessions, and enjoy the ease of commuting with its prime location near the train station. The communal kitchen provides a welcoming space to recharge with complimentary coffee and tea.

For those embracing an active lifestyle, the on-site shower offers convenience, while the pet-friendly atmosphere ensures your furry companions are welcomed members of the office community.

## Location

Located on Friar Street in Reading, Dog House enjoys an exceptional location for effortless access to the Reading mainline train station. Surrounded by an array of inviting lunch spots, charming cafes, retailers, and renowned restaurants, this prime location offers both convenience and a vibrant atmosphere right at your doorstep.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

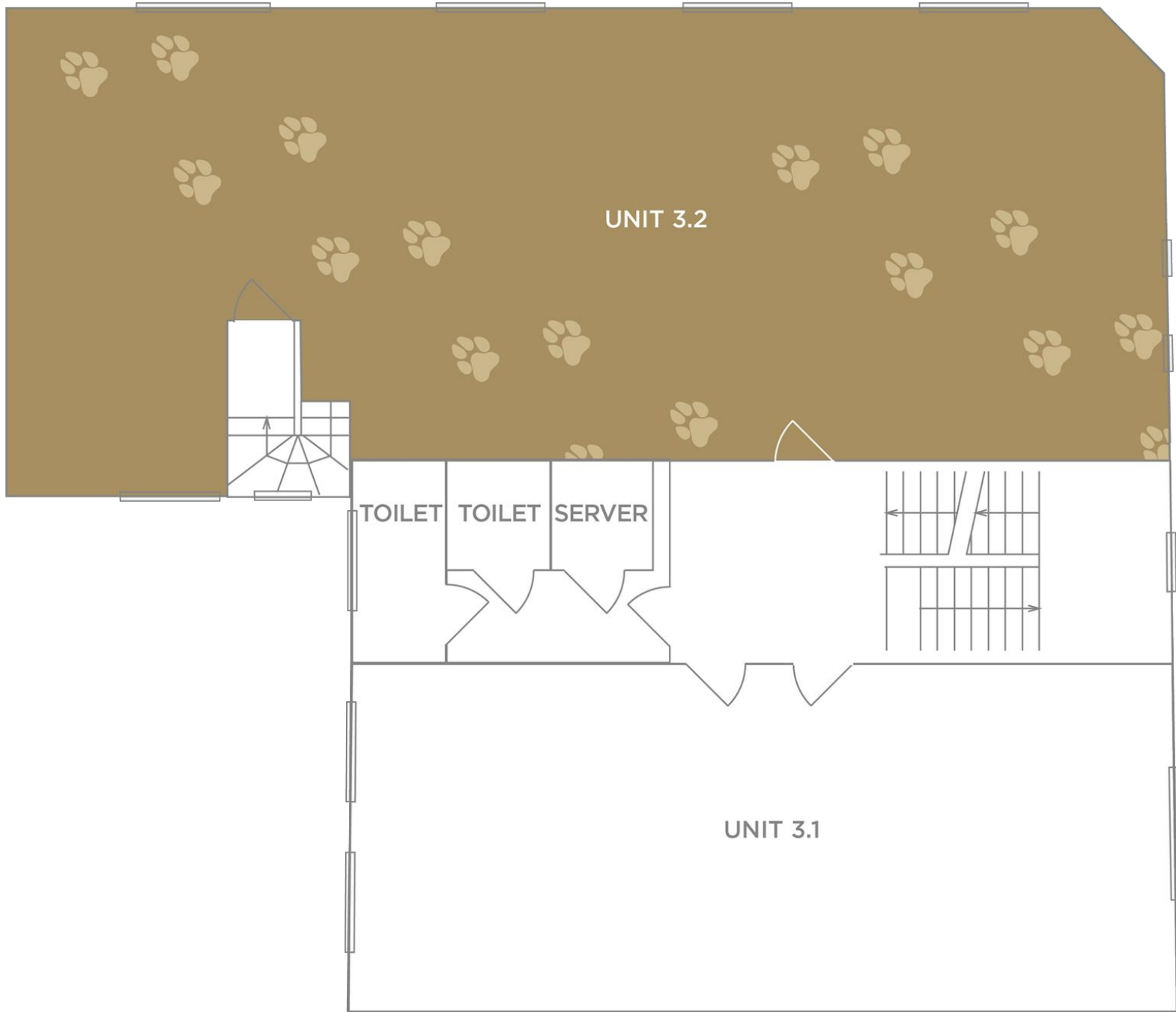
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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Suite 3.2





## Communal Areas

