

READING

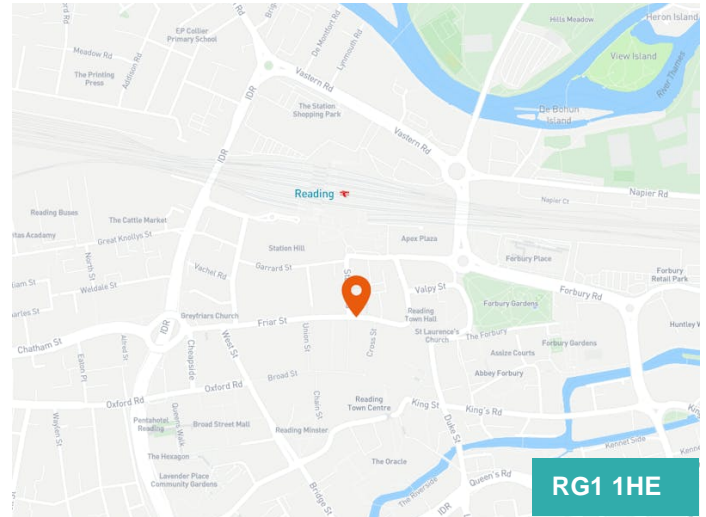
Suite 2.2 Dog House, 150
Friar Street, RG1 1HE



OFFICE TO LET

248 SQ FT

- All inclusive rent
- Beautiful breakout spaces and bookable meeting rooms
- Community events
- Dog friendly
- WCs and Showers
- 2 min walk from Reading Train Station
- On-site Campus Manager



Summary

Available Size	248 sq ft
Rent	£2,000 per month All Inclusive
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C

Description

Suite 2.2 is a vibrant second-floor office nestled in the heart of Reading. This 284 sq ft suite is primed to accommodate approximately 6 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.



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

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 27/09/2024



