

Offices

Hicks Baker

Commercial Property Consultants



TO LET

RENT

£16.50 per sq.ft.

KEY FACTS

- Town centre location
- 3 minutes walk to Reading Station
- Air conditioning
- Modern office suite
- Entryphone system

READING - 14 - 16 Cross Street, RG1 1SN

LAST SUITE REMAINING

AVAILABLE SPACE

| | SQ.FT. | SQ.M. |
|-----------------------|------------|-----------|
| 3 rd floor | 750 | 69 |
| 2 nd floor | LET | LET |
| 1 st floor | LET | LET |
| Total | 750 | 69 |

FLOOR AREAS - measured accordance with IPMS3

LEASE

New full repairing and insuring lease (via the service charge) available direct from the Landlord on terms to be agreed.

RATES

The property may qualify for small business rates relief. Applicants should make their own enquiries to the charging authority.

Uniform Business Rate Multiplier (2020-21):49.1 pence.

SERVICE CHARGE

There is a service charge for the upkeep of the common parts of the building. Further details available on request.

EPC RATING

D (86) Second and Third floor only.

First floor: TBC

LEGAL COSTS

Each party to pay its own legal costs

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance

LOCATION

The property is located in the heart of Reading town centre, just 3 minutes walk from Reading Station and directly between Friar Street and Broad Street. The property benefits from The Oracle and Reading's other town centre amenities being within easy walking distance as well as good road connections.

Reading is a major rail hub with frequent fast services to London Paddington (26 minutes) and many other national destinations. Crossrail arrives in 2021 and there is a regular RailAir coach service linking Reading to Heathrow Airport.

DESCRIPTION

The property comprises an attractive three storey office building. The available accommodation is accessed via the main communal staircase directly from Cross street. The remaining third floor suite is currently partitioned to create five air conditioned office suites. The suite also benefits from existing storage wall.



VIEWING & FURTHER INFORMATION

Contact the sole agents

Hicks Baker

Harry Gornall-King

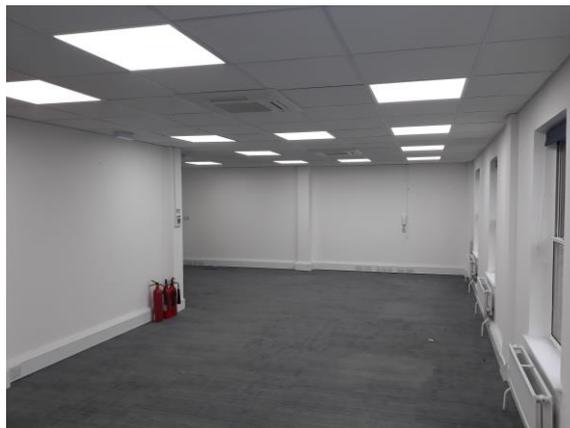
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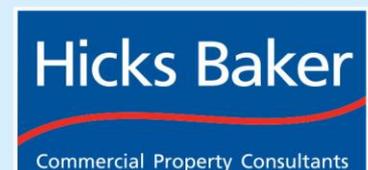
July 2021

LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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