

Offices



TO LET

RENT

£16 per sq ft

KEY FACTS

- Self-contained office
- Less than 10 minute walk to Reading Station
- Male & female WCs
- Tea point
- Spacious meeting room
- Gas Central Heating

Reading - 31 Castle Street, RG1 7SB

ACCOMMODATION

	sq ft	sq m
31 Castle Street, RG1 7SB	2,032	189

FLOOR AREAS - measured on a Net Internal Basis as per the RICS Code of Measuring Practice 6th Edition. These may be subject to review in accordance with IPMS: Office Buildings 2016.



RATES

Rateable Value (2017 List): £21,250

Uniform Business Rate Multiplier (2017-2018) 46.6 pence

TERMS

A new lease is available direct from the landlord on terms to be agreed.

EPC

TBC

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

All terms are inclusive of VAT.

Transaction • Management • Performance

DESCRIPTION

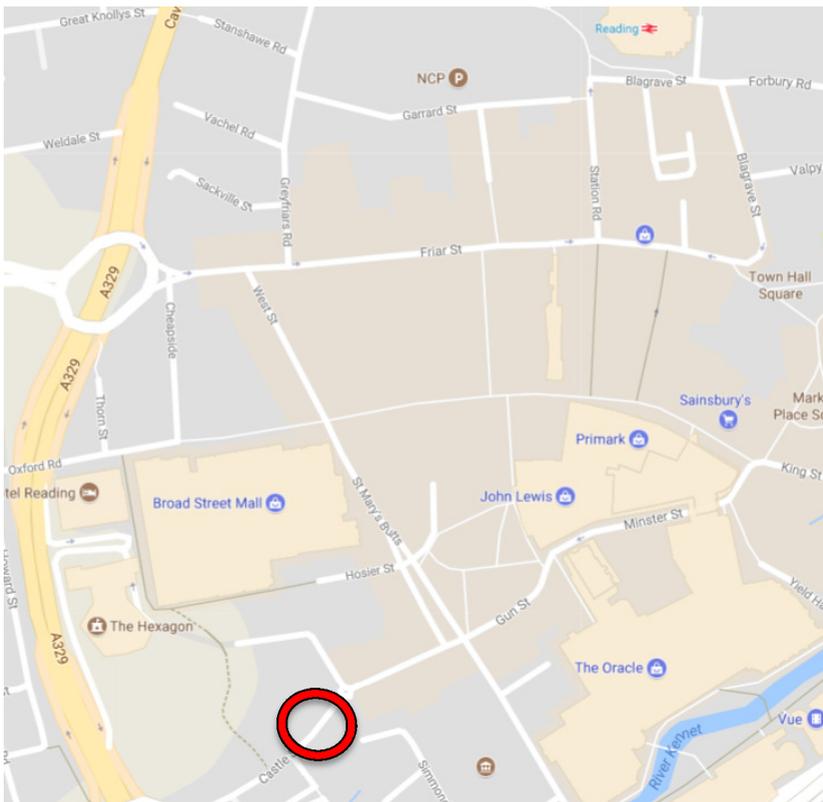
The property is a self-contained, 4 storey office building in Reading town centre. The property is accessed from Castle Street and contains multiple cellular offices arranged over all floors. There is a larger open planned space on the ground floor and a good sized meeting room on the top floor. There are both male and female WC facilities along with a tea point.

LOCATION

Castle Street is located within walking distance of the station as well as the amenities provided by the Oracle shopping and leisure centre. The property is located within the town's Inner Distribution Road (IDR) which, in turn, provides immediate access to the M4 at Junction 11 (via the A33).

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links. 56 Queens Road is 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.

Crossrail services will run to and from Reading starting in 2019 and the proposed Western Rail Access to Heathrow (WRaTH) will supplement the direct RailAir coach service which currently links Reading Station to the airport.



VIEWING & FURTHER INFORMATION

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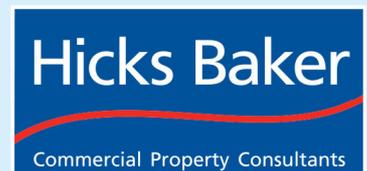
September 2017

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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