

Sapphire Plaza**Watlington Street
Reading
RG1 4RE****OFFICE TO LET
3,829 sq ft****Location**

Sapphire Plaza is situated in a highly prominent location. The building is a short walk from the Oracle shopping centre and a ten-minute walk from Reading railway station which provides excellent rail connections to the Thames Valley and central London.

Description

Sapphire Plaza is a self-contained office building located on the edge of Reading's central business district. The available accommodation comprises of 3,829 sq.ft on the ground floor. The building has a very good town centre car parking ratio of 1:515 sq.ft.

Floor	Sq.ft (IPMS3)
Part Ground Floor	3,829

Specification

The specification includes;

- Manned reception
- Mix of open plan space and meeting rooms
- Kitchenette
- Raised floor with perimeter trunking
- Male, female & disabled WCs on ground floor
- Full height central atrium
- Eight individual meeting rooms/offices
- Suspended ceiling with integrated lighting
- Two passenger lifts

Rent

The quoting rent is £17.50 per sq.ft.

Terms

Available by way of a sublease of the existing lease expiring in March 2021.

Business Rates

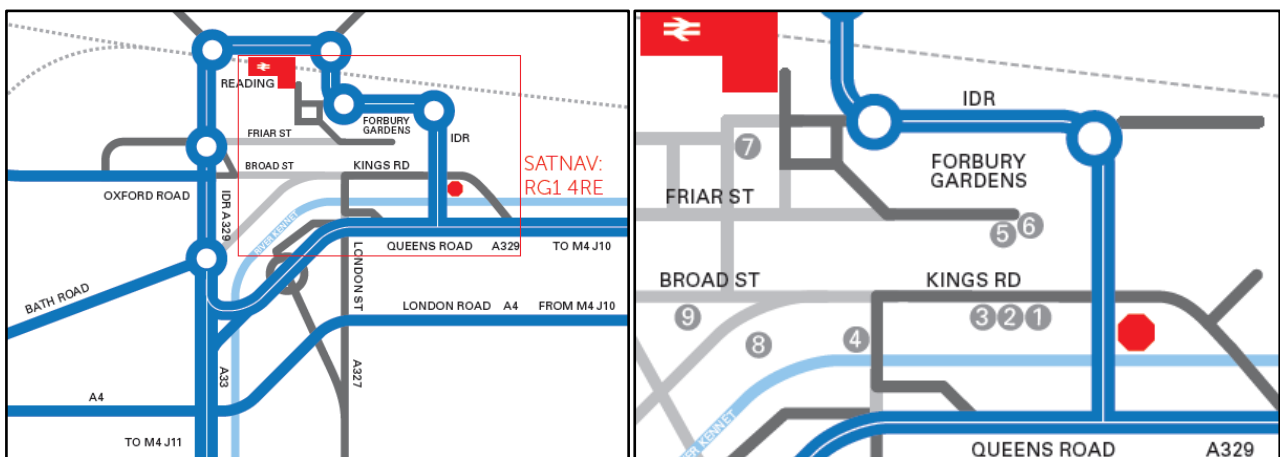
We recommend that all interested parties make their own enquiries with Reading Borough Council regarding business rates.

EPC

The Energy Performance Certificate rating is E125. Certificate available upon request.

Viewing

Strictly by prior appointment with the sole agent.



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READING
RG1 8LS
Tel: 0118 959 7555

All areas have been measured in accordance with RICS Property Measurement 2nd edition.
(Note: we have not tested the building services and we give no warranty as to their condition or operation)

Subject to Contract

April 2019

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