

# Offices



**TO LET**

## KEY FACTS

- Self-contained building
- Available on floor by floor basis
- Substantially refurbished
- New WCs and kitchens
- Attractive riverside location
- Period features
- 2 minutes' walk from The Oracle

## READING – THE MALTINGS, BEAR WHARF, FOBNEY STREET RG1 6BT

ACCOMMODATION	sq ft	sq m
Ground Floor	1,403	130.3
First Floor	1,419	131.8
Second Floor	1,111	103.2
<b>Total</b>	<b>3,933</b>	<b>365.3</b>

(Floor areas including kitchenette facilities)

Measured in accordance with IPMS3 as per the RICS Code of Measuring Practice.

## DESCRIPTION

The Maltings provides stylish office space in a highly convenient town centre location. The space is arranged over ground, first and second floors. Many period features of the original building have been retained, combining with a high standard refurbishment throughout to create a unique, high quality working environment overlooking the River Kennet.

## RATES

Rateable Value (2017 list): To be assessed  
Uniform Business Rate Multiplier (2020-2021) 49.9p.

## TERMS

New lease(s) is/are available direct from the landlord on terms to be agreed.

## EPC

B. A full certificate is available on request.

## LEGAL COSTS

Each party is to pay its own legal costs.

## VAT

All terms are exclusive of VAT where applicable.

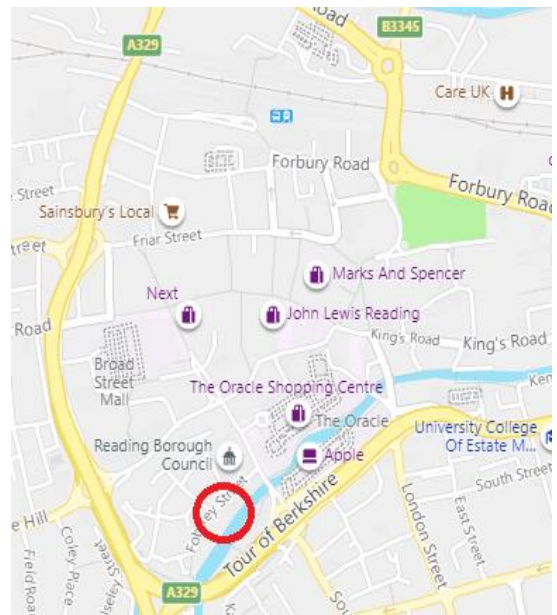
# Transaction • Management • Performance

## LOCATION

Located in the heart of Reading town centre, The Maltings occupies a very attractive position overlooking the River Kennet yet is within a couple of minutes' walk of The Oracle with all of its shops, leisure and parking facilities.

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links. The Maltings is also 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 (Elizabeth Line) to and from Reading are scheduled to commence in 2021. 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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### 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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