

Bowman House

2/10 Bridge Street, Reading RG1 2LU

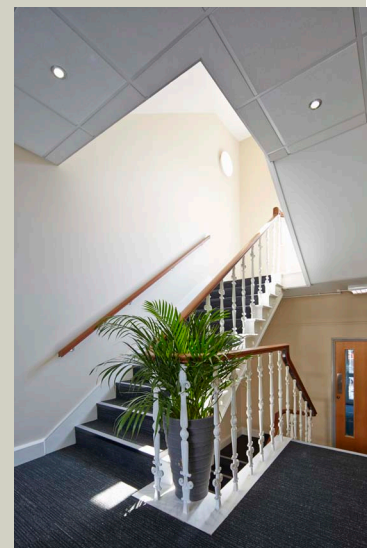
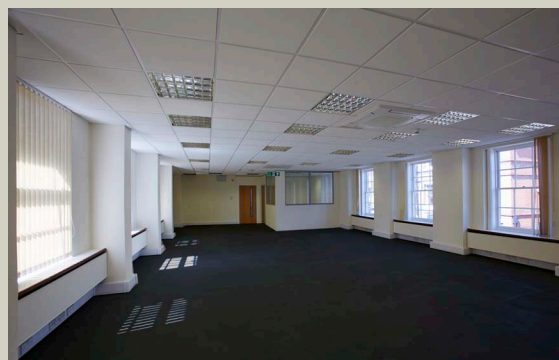
Newly refurbished offices with air conditioning **TO LET**



- New carpets and air conditioning throughout
- New Male and Female WCs
- New feature entrance door
- New automated security shutter
- Intercom access to allow door release from within the suites.

Refurbished office suites with exclusive courtyard.

Suites from c.1,000 sq ft. Total Building 6,636 sq ft



Location

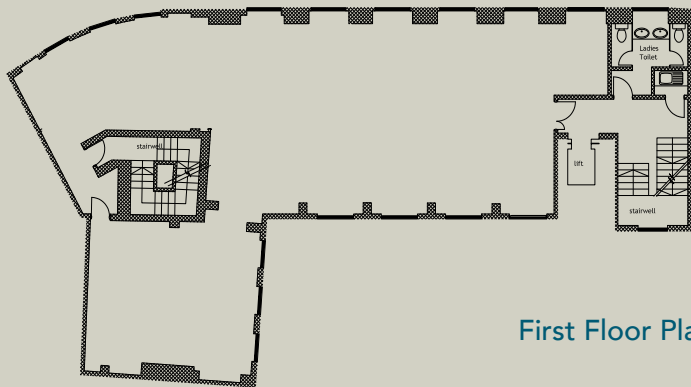
Reading is strategically placed at the heart of the Thames Valley approximately 30 miles west of London Heathrow Airport, 41 miles west of Central London, 17 miles north of Basingstoke and 22 miles east of Newbury. The town is served by a mainline railway station (London Paddington 25/30 mins) and is connected to junctions 10, 11 and 12 of the M4.

2/10 Bridge Street is in a central Reading location close to the Oracle Shopping Centre, directly opposite the Zero Degrees restaurant, and with easy access to the town's main facilities and railway station.

Description

The newly refurbished property provides modern, flexible and mainly open plan office floors behind the period grade II listed façade.

There are entrances and stairwells at either end of the building, an exclusive courtyard, passenger lift, kitchen and WC facilities and good natural light throughout.



First Floor Plan



Accommodation

The property currently provides the following approximate net internal floor areas:-

Floor	Sq M	Sq Ft
Second Floor:	96.5	1,039
First Floor:	186.0	2,002
Ground Floor:	164.0	1,762
Lower Ground Floor:	141.5	1,523
Lower Ground Stores:	28.8	310
Total Net Internal Area	616.8	6,636

Terms

New leases are available direct from the landlord, further details upon application.

www.bowmanhoureading.com

For further information or to arrange a viewing, please contact:



Shaun Walters
 Email: swalters@parkinsonholt.com
 Direct line: 0118 902 3933
 Mobile: 07764 230561