

**TO LET**

# Bowman House

2/10 Bridge Street, Reading RG1 2LU

**Air-conditioned town centre offices**



- New carpets and air conditioning throughout
- Mainly open plan
- Period façade
- Separate entrance door & reception/waiting area
- Prominent position, highly visible town centre location
- Potential for Change of Use to A2/D1 uses
- Secure rear Courtyard with new communal seating area



**Newly refurbished**

**Ground Floor Suite - 1,765 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 with easy access to the town's main facilities and railway station.

## Description

The newly refurbished ground floor suite 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.

## Accommodation

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

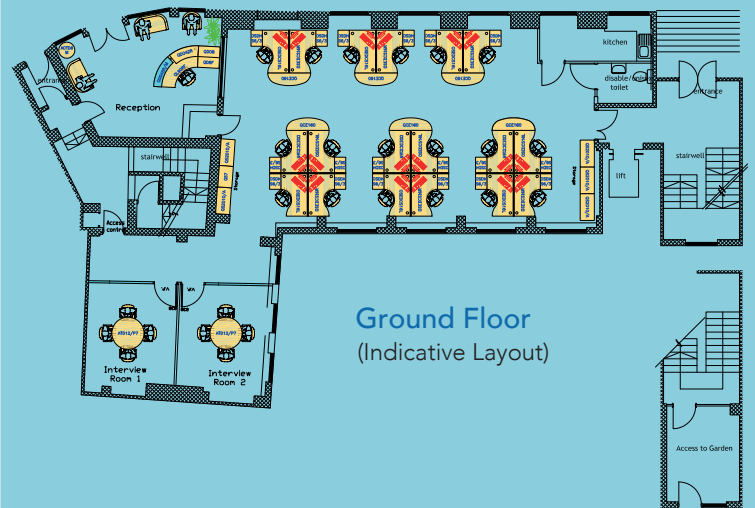
Floor	Sq M	Sq Ft
Ground Floor:	164.0	1,765

## Terms

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



Secure rear Courtyard with new communal seating area



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



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