



**Sharps**  
COMMERCIAL

# TO LET

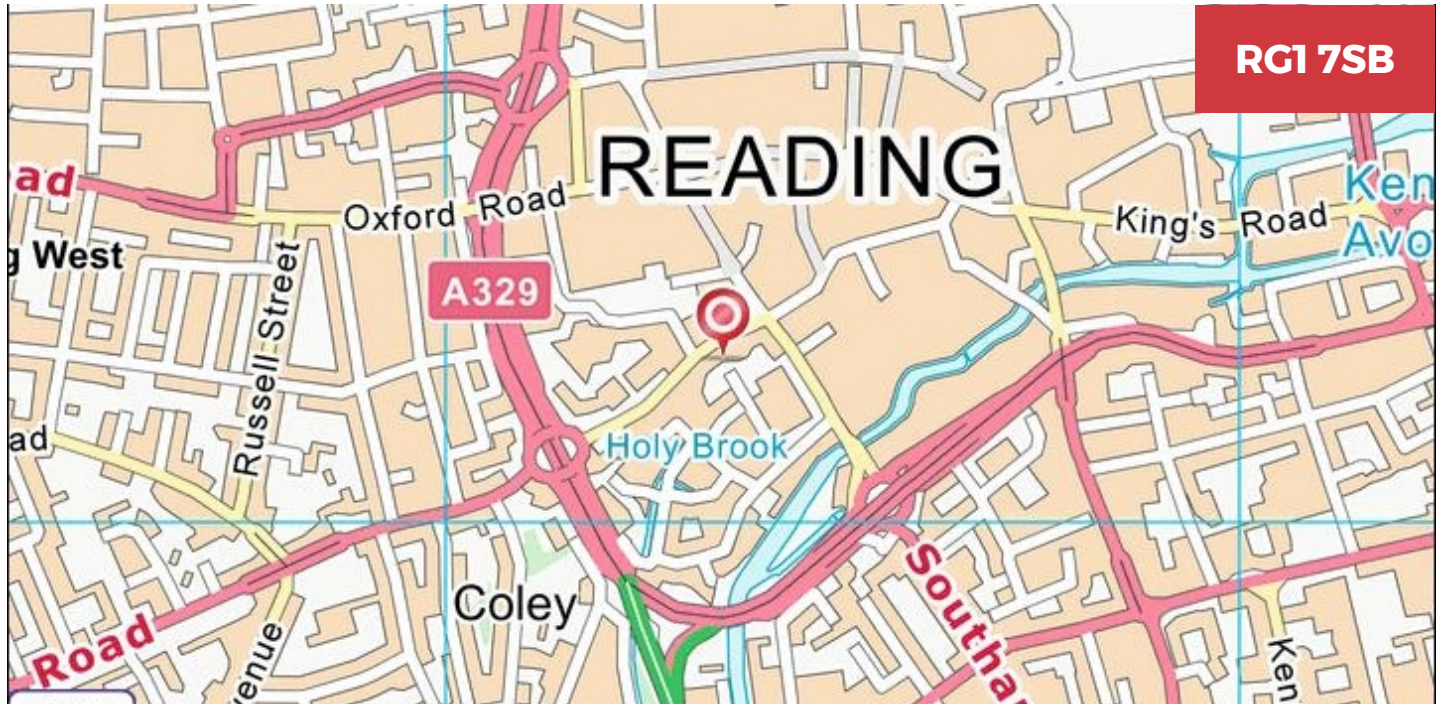
Office

31 Castle Street, Reading , Berkshire , RG1 7SB

2,032 sq ft

(188.77 sq m)





#### Location

31 Castle Street is located within walking distance of Reading Train Station as well as sitting just off the IDR making the property easily accessible for all commuters.

#### Description

31 Castle Street is a self contained office building situated in the heart of Reading Town Centre.

Access to the IDR is only 30 seconds away however the property also benefits from being within walking distance of Reading Train station, and all other local amenities that the town centre offers.

#### Features

- Self Contained Office
- Within walking distance of Reading Station
- Meeting Rooms
- Excellent road links
- Excellent natural light
- Male and female WC's
- Within walking distance of shops and other local amenities
- Tea point

#### Joint Agent

Name: Harry Gornall-King  
Company: Hicks Baker  
Telephone: 0118 955 7086  
Email:

#### Accommodation

Floor areas	sq ft	sq m
<b>Total</b>	<b>2,032</b>	<b>188.77</b>

#### Rent

£32,512 Per Annum

#### EPC Rating

To be confirmed

#### Costs

Each side to pay their own legal and professional costs.

#### Planning

Interested parties to satisfy themselves on the planning use.

#### Services/Health & Safety

We have not tested the services. Interested parties are advised to satisfy themselves concerning all health and safety issues.



**Henry Bellamy-Rosser**

0118 467 6983

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