

Offices



TO LET

RENT

£20.00 per sq. ft.

KEY FACTS

- ☐ Prominent location
- ☐ Comfort cooling
- ☐ Door-entry system
- ☐ Fitted kitchen
- ☐ Perimeter trunking
- ☐ Grade II Listed

READING - 55 ST MARY'S BUTTS RG1 2LG

ACCOMMODATION	sq ft	sq m
First Floor	1,900	177
Second Floor	1,012	94
Total	2,912	271

DESCRIPTION

55 St. Mary's Butts offers a modern office space in a town centre location. The accommodation is arranged over first and second floors and retains many of the period features of the original building combining with LED lighting, comfort cooling giving it a contemporary feel.

RATES

Rateable Value (2019 list): £33,750

Uniform Business Rate Multiplier (2019-2020) 49.1 p.

TERMS

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

EPC

D - 96

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

All terms are exclusive of VAT.

Transaction • Management • Performance

LOCATION

Located in the heart of the town centre, 55 St Mary's Butts is surrounded by artisan coffee shops and restaurants in addition to all the shops and parking facilities at The Oracle and Broad Street Mall.

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links. 55 St. Mary's Butts 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 will commence in 2019. 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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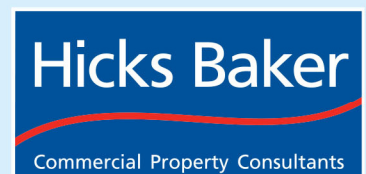
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LEASE CODE

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.leasebusinesspremises.co.uk

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