

**CAMPBELL  
GORDON**

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campbellgordon.co.uk

Campbell Gordon Limited, 50 Queens Road, Reading, Berkshire RG1 4HU

## 24-28 Queen Victoria Street

Reading  
Berkshire  
RG1 1TG

### OFFICES TO LET

794 sq. ft



#### Location

The property is located on Queen Victoria Street which is a prime pedestrianised street in the heart of Reading town centre. The building is adjacent to many national retailers and is a 1 minute walk from The Oracle retail and leisure complex.

The building is also situated within a 2 minute walk from Reading train station. Reading train station provides 200 trains a day to London Paddington with journey times totalling only 30 minutes. With the introduction of the new Crossrail link to Reading in 2019, direct links to the City of London and West End will be provided.

#### Description

The property is a Grade II listed attractive mid-terrace building with offices arranged over the upper three floors.

Floor	Sq.ft
3 <sup>rd</sup> Floor suite	794

## Specification

The specification includes:

- Perimeter trunking
- Intercom/ Access System
- Male & Female WCs
- Kitchen

## Rent

The quoting rent is £14.50 per sq.ft.

## Terms

The property is available by way of a short term flexible new FRI lease direct from the Landlord. Further details available upon request.

## Business Rates

We recommend all interested parties make their own enquiries with Reading Borough Council regarding business rates.

## Viewing

Strictly by prior appointment with the sole agent.



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READING  
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**Tel: 0118 959 7555**

All areas approximate net internal measured in accordance with RICS/ISVA code of measuring practice 6<sup>th</sup> edition)  
(Note: we have not tested the building services and we give no warranty as to their condition or operation)

**Subject to Contract**

**October 2017**

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