

High Quality and Amenity Rich Office Space  
To Let  
Opposite Reading Station  
2,700 sqft (250 sqm)  
with parking



Part Ground Floor  
Reading Bridge House  
Reading  
RG1 8LS



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## Location

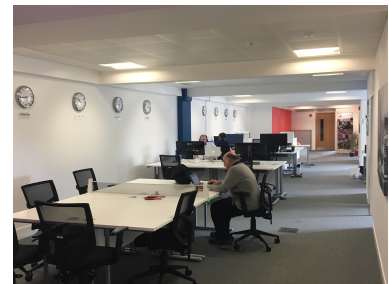
Reading is considered the capital of the Thames Valley and the commercial centre for the region. World leaders in finance, IT, global communications and a high concentration of FTSE 100 companies have their headquarters in the area. The Thames Valley is also home to leading universities including Reading, Oxford, Oxford Brookes and Surrey. For companies requiring high-end telecom connectivity to power technological developments and web-based applications, Reading town centre is an exceptional location. Reading Bridge house sits opposite Reading station and on the south bank of the River Thames providing occupiers with an exceptional working environment.

## Description

The available space has been fully fitted by the current tenant and includes kitchen/break out areas, meeting rooms and a large open plan area currently accommodating 20 workstations, but capable of providing more. Reading Bridge House is an established landmark building offering a high level of onsite amenity including Lincoln Coffee House, fully equipped showers and cycle storage as well as a generous reception area. Secure parking is provided underneath the building.

## Amenities

- \* Concierge reception area
- \* VAV air conditioning
- \* On site security and CCTV
- \* Lincoln Coffee House
- \* Metal tile ceilings
- \* Fully fitted office suite
- \* Showers, lockers & cycle storage
- \* LED lighting
- \* 3 on-site parking spaces



## Terms

The current tenant has a lease expiring in December 2024 at a current passing rent of £26 per sqft (£70,200 pax). The suite is available by way of an assignment or a new sublease for a term to be agreed. The rent is subject to review in December 2019.

## Business Rates

The current estimated business rates are £9.61 per sqft pax. We recommend that interested parties make their own enquiries to verify this information.

## Service Charge

Currently estimated at £8.50 per sqft pax.

## EPC

The EPC rating is C

## VAT

VAT is excluded from all figures quoted.

## Contact

For further information and viewing arrangements please contact **Darren Parkinson** on: [dparkinson@parkinsonholt.com](mailto:dparkinson@parkinsonholt.com) or 07802 889830