



Fountain House

Queens Walk, Reading, RG1 7QF

Office To Let, Reading

7,606 to 15,212 sq ft
(706.62 to 1,413.24 sq m)

- New air conditioning
- LG7 compliant lighting
- Double glazed windows throughout
- Fully refurbished Male/Female WCs on each floor
- Full access raised floors
- 3 refurbished passenger lifts
- New key point...

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Summary

Available Size	7,606 to 15,212 sq ft
Rent	£22.50 per sq ft exclusive of VAT.
Rates Payable	£6.74 per sq ft Estimated for year ending March 2022. However applicants must rely on their own enquiries.
Service Charge	£6.08 per sq ft • Estimated for year ending March 2022
EPC Rating	D (84)

Description

Fountain House is a refurbished office arranged over ten floors, with panoramic views across Reading. The building benefits from a newly remodelled entrance and reception.

Located above the reinvigorated Broad Street Mall in Reading town centre, Fountain House has an exceptional town centre car parking provision, with a ratio of 1:300.

Floor can be split into smaller suites starting from 965 sq.ft.

Location

Reading is an extremely well connected and established business destination. Within ten minutes' walk of Fountain House, Reading train station has frequent services in and out of London and other major UK cities. By car, the M4 is within reach in under fifteen minutes.

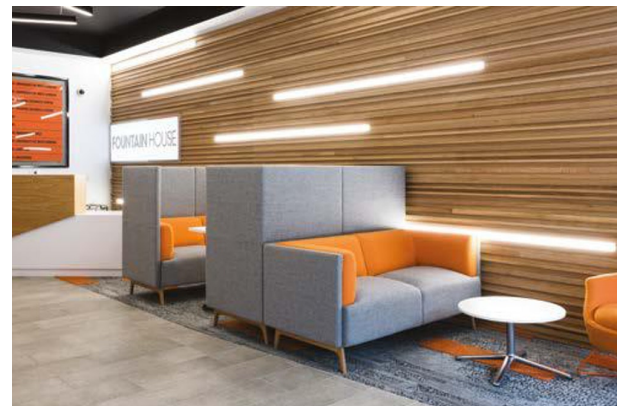
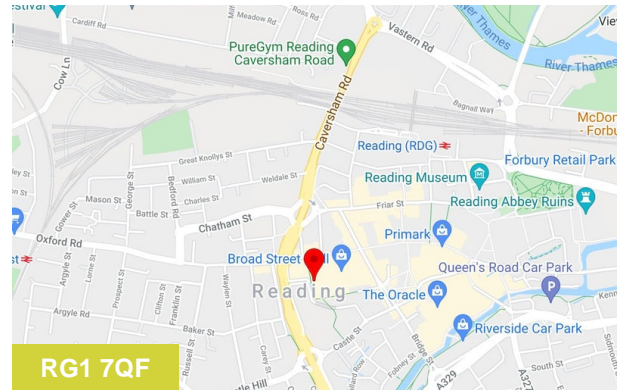
Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
5th	7,606	706.62	Available
4th - Available April 2022 or earlier by negotiation	7,606	706.62	Available
Total	15,212	1,413.24	

Letting Information

Date available: Now



Viewing & Further Information



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