hicks baker
commercial property

Retail



To Let

Units 3, 4 & 8 Queens Walk, Reading RG1 7QE

- Part of Broad Street Mall shopping centre
- Close to the Hexagon Theatre
- Available for short term lettings, up to 5 years with a mutual rolling break from year 3
- Leases outside the Landlord and Tenant Act 1954
- Adjacent to Fountain House, office tower
- Available to let as individual units or together

	Unit 3	Unit 4	Unit 8
Area	GF: 2,246 sq ft Bsmnt: 368 sq ft	GF: 1,117 sq ft Bsmnt: 406 sq ft FF: 540 sq ft	GF: 1,098 sq ft Bsmnt: 199 sq ft FF: 524 sq ft
TOTAL	**2,614 sq ft**	**2,063 sq ft**	**1,821 sq ft**
Rent	On Application	On Application	On Application
Service charge:	£24,292.31 p.a.	£21,190.26 p.a.	£19,357.65 p.a.
Insurance:	£1,387.76 p.a.	£1,053.53 p.a.	£950.48 p.a.
EPC	B	C	C

For more information please contact Hicks Baker

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USE	Class E
TENURE	Leasehold
TERM	Short term lettings, direct from the Landlord, for up to 5 years with a mutual rolling break from year 3
RATEABLE VALUE	N/A The unit is within the BIDS area which implements an addtional 1% levy on rates for the properties with rateable values in excess of £10,000.
VAT	VAT is payable

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Date of publication: August 2026

RICS

Transaction Management Advice

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 here.

Misrepresentations Act 1967
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Reading (3 4 8 Queens Walk)

Modified: 03-Aug-26 13:26:13 / Surveyed: 01-May-25



Experian Goad Plan Created: 03/08/2026

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Ordnance Survey

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