

# THE ANCHORAGE

34 Bridge Street, Reading **RG1 2LU**

**TO LET**



**2,257 - 23,469 SQ FT**  
(210 - 2,180 SQ M)

Grade A Refurbished Riverside Offices

**Lambert  
Smith  
Hampton**

# The Anchorage, Reading RG1 2LU

## Description

The Anchorage is a modern office building located on the Reading IDR opposite The Oracle. It is undergoing a program of refurbishment to deliver high quality office space and well designed communal areas. The floors will be refurbished to Cat A with new LED lighting and chillers. The first floor suites are available separately or can be combined to create a c. 5,000 sq ft suite with river views. The Anchorage benefits from secure undercroft parking at a ratio of 1:695 sqft.

| ACCOMMODATION            | Sq Ft         | Sq M         |
|--------------------------|---------------|--------------|
| Fourth                   | 6,162         | 572          |
| Third                    | 6,098         | 567          |
| Second                   | 6,102         | 567          |
| Part First Floor - Front | 2,850         | 265          |
| Part First Floor - Rear  | 2,257         | 210          |
| <b>TOTAL (IPMS3.2)</b>   | <b>23,469</b> | <b>2,180</b> |

## Specification

- Highly prominent modern office building
- Excellent town centre parking provision
- Full access raised floors and suspended ceiling
- Two new passenger lifts and new chillers
- Manned reception, impressive double height atrium
- Direct access to the river

## Location

Conveniently located in Reading Town Centre, less than a minute walk from the Oracle Shopping Centre and its extensive amenity offering. There are quality hotels, fitness and leisure facilities within easy reach. Reading offers excellent road and rail connectivity. There are regular trains to London Paddington in as little as 25 mins, and J11 of the M4 is within 3 miles.

## EPC

C (71)

## Terms

A new full repairing and insuring lease is available directly from the landlord.

## Rent

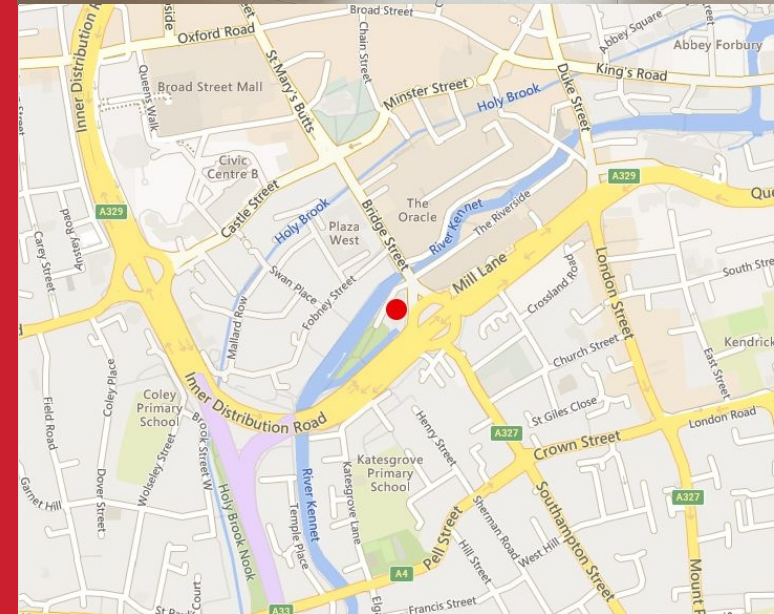
On Application

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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## Viewings

By prior appointment only.

**JAY MOORE**

**M** 07772 064 440

**E** [jamoore@lsh.co.uk](mailto:jamoore@lsh.co.uk)

**MADDY ARMSTRONG**

**M** 07889 048 870

**E** [marmstrong@lsh.co.uk](mailto:marmstrong@lsh.co.uk)

**Lambert  
Smith  
Hampton**