



Investment For Sale

150 Friar Street, Reading, RG1 1HE

Offices for sale in Reading town centre

5,500 sq ft (511 sq m)



- Offices for sale
- Attractive character office space investment
- Current total net rental income approx. £158,394 pa
- High quality fitted and unfitted office suites, with collaborative workspace
- Short 3-minute walk from Reading Station and town centre amenities

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Summary

Available size	5,500 sq ft
Price	On application
Business Rates	Upon enquiry
VAT	Applicable
Legal fees	Each party to bear their own costs
EPC	C-63

Accommodation and income profile

The subject property comprises a lettable area of approx.. 3,330 sq ft across 1st- 3rd floors, benefiting from a total net rent of approximately £158,394 pa. The space is currently fully let, to an array of local office and studio occupiers, on short-term flexible serviced office agreements, with a current WAULT of approx. 1.4 years.

Description

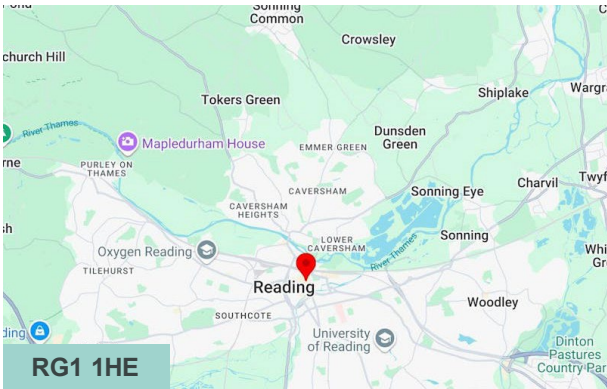
The property offers fully refurbished character office space, in an environment unique to Reading. The space retains many historic features, as a Grade II listed building, with an original, playful twist where exposed brick finishes, wooden floors and a grand staircase sit together with contemporary features such as Crittall framed doors to create an inspiring workspace.

Location

The building is prominently situated in the heart of Reading town centre, overlooking the junction of Cross Street and Friar Street, only 3 mins walk from the station. The building is close to an array of cafes, shops, bars and restaurants as well as wider town centre amenities.

Viewings

By prior appointment with the sole agents Hicks Baker



Viewing & Further Information



Harry Gornall-King
01189557075 | 07738104806
h.gornall-king@hicksbaker.co.uk



Dominic Faires MRICS
07967 375962
d.faires@hicksbaker.co.uk