

HIGHBRIDGE HOUSE

16-18 Duke Street, Reading **RG1 4RU**

FOR SALE

1,886 - 8,508 SQ FT
(175 - 790 SQ M)

Freehold Opportunity, Guide Price £1,000,000

**Lambert
Smith
Hampton**

Description

Highbridge House is a self-contained, multi-storey office building extending to approximately 8,508 sq ft. The property offers a rare freehold opportunity in the heart of Reading town centre, suitable for owner-occupiers or investors. The building benefits from existing fit-out, good natural light and immediate proximity to The Oracle and Reading Station.

The building is to be sold with vacant possession.

Specification

- Self-contained office building
- Central Reading location
- 3 parking spaces
- Passenger lift (DDA compliant)
- Kitchenette on each floor
- LED lighting
- New boiler system
- Loft storage area

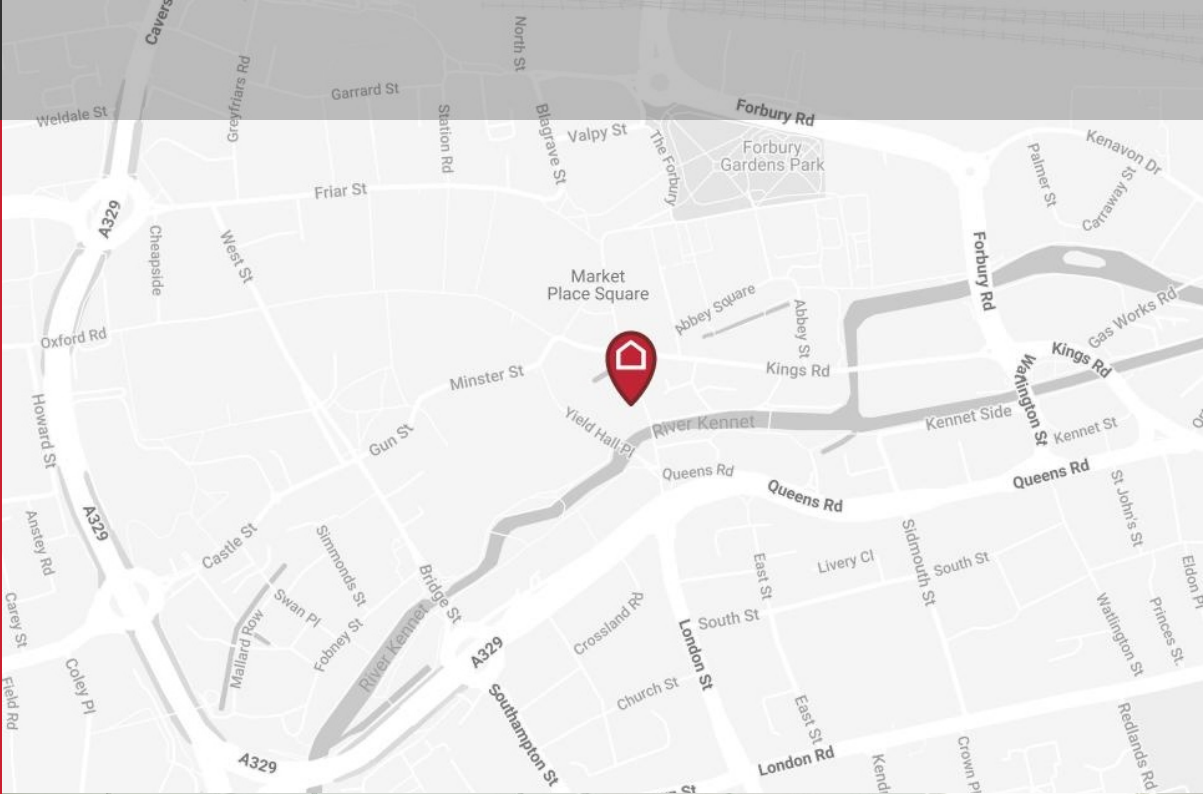


Location

Highbridge House is situated on Duke Street prominently located in Reading Town Centre, next to The Oracle Shopping Centre, which provides a wide range of shops, cafés, bars and restaurants. Reading station with its excellent national train connectivity is just 5 minutes walk with excellent connectivity to Central London, Heathrow and the wider National Rail network.

Accommodation

	Sq Ft	Sq M
Ground Floor	1,964	182
First Floor	2,240	208
Second Floor	2,105	196
Third Floor	2,199	204
TOTAL	8,508	790





Additional Information

EPC
C 56

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

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

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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