



FULLY FITTED 8TH FLOOR OFFICES  
READING RG1 8LS – OPPOSITE READING STATION  
6,075 SQ FT (564.39 SQ M)

READING  
BRIDGE  
HOUSE

# FULLY FITTED OFFICES

## 8TH FLOOR NORTH

The open plan offices form part of the 8th floor of Reading Bridge House. They are fully fitted for immediate occupation, providing a range of workstations, private offices, meeting rooms, break out areas and a comms room.

Reading Bridge House is situated on the edge of the town centre, by the railway station, parks and the River Thames and just a short walk from the bustling shopping area. Its location and economical occupancy costs make it a wise choice over other London and Thames Valley office locations.



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# READING BRIDGE HOUSE

# FEATURE-RICH GRADE A OFFICE SPACE



FRESH AIR  
COOLING SYSTEM



ONSITE  
SECURITY



FULLY FITTED  
OFFICE



IMMEDIATE  
OCCUPATION



ONSITE  
CAFÉ



ONSITE AND NEARBY  
PARKING



LG7  
LIGHTING



STAIRS AND FOUR  
PASSENGER LIFTS



CLOSE TO  
RIVER AND PARKS



CROSSRAIL  
LOCATION



OPPOSITE  
READING STATION



26 MINS TO LONDON  
PADDINGTON



CYCLE  
RACKS



PERIMETER GAS  
CENTRAL HEATING



SUSPENDED  
CEILINGS



RAISED  
FLOORS



PANORAMIC  
VIEWS

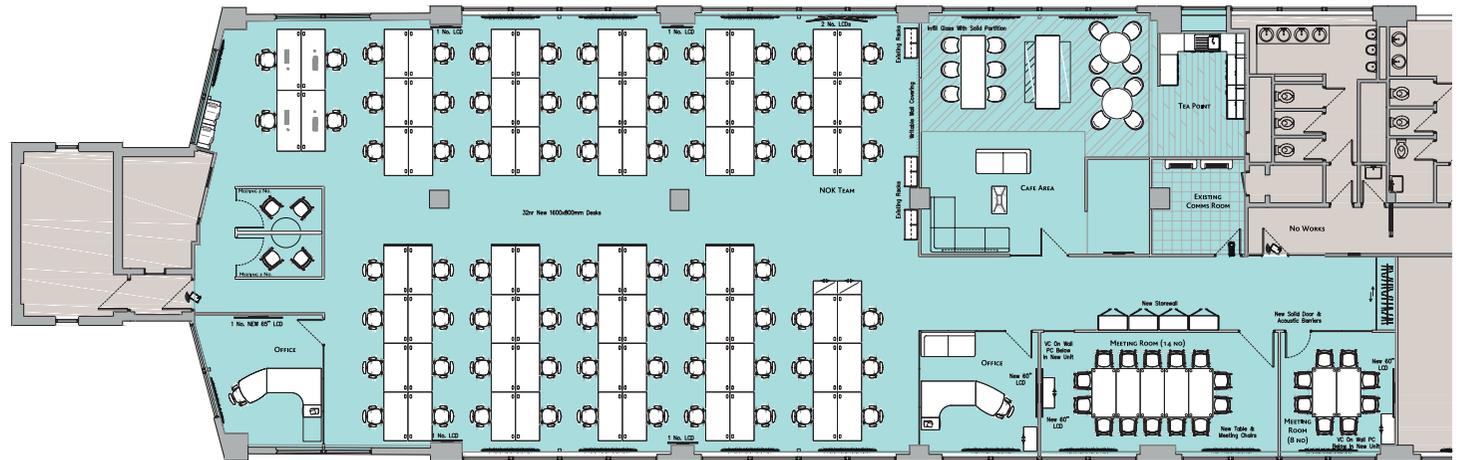


# FULLY FITTED AND READY FOR OCCUPATION



FULLY FITTED OFFICES  
8TH FLOOR NORTH  
6,075SQ FT (564.39 SQ M)

SIX SECURE  
ONSITE PARKING SPACES



# A GREAT LOCATION



KINGS MEADOW  
CAR PARK

READING  
BRIDGE  
HOUSE

FORBURY GARDENS

TOWN HALL

JOHN LEWIS

THE ORACLE

MALMAISON

BROAD ST. MALL

3 MINS WALK  
TO STATION

STATION CAR PARK

READING STATION

NORTH STATION ENTRANCE

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# READING'S AMENITIES ON YOUR DOORSTEP

Reading is widely known as the 'capital of the Thames Valley' and is one of the most important commercial centres outside of London. The town is home to many major corporate occupiers, including Microsoft, SSE, Huawei and Prudential.

Reading Bridge House is conveniently located opposite Reading Station and adjacent to the River Thames. It is a 10 minute walk to the town centre's retail and leisure facilities, including The Oracle shopping centre, John Lewis, cafés and bars, and entertainment venues, such as the Hexagon Theatre and Vue cinema.



Reading station



The Oracle shopping centre



Forbury Gardens



River Thames



View of The Thames from the 8th floor



Malmaison hotel and brasserie



John Lewis Broad Street



WOLF Italian Street Food



Bill's restaurant

# EXCELLENT COMMUNICATIONS

Reading Bridge House is opposite Reading Station. Direct trains into London Paddington take just 26 minutes. Reading is also a Crossrail Station giving direct access to the City of London.

The Heathrow Rail Air link stops outside the station providing easy access to and from the airport.

There are excellent motorway connections via junctions ( J10, 11 & 12) of the M4.

## On Foot

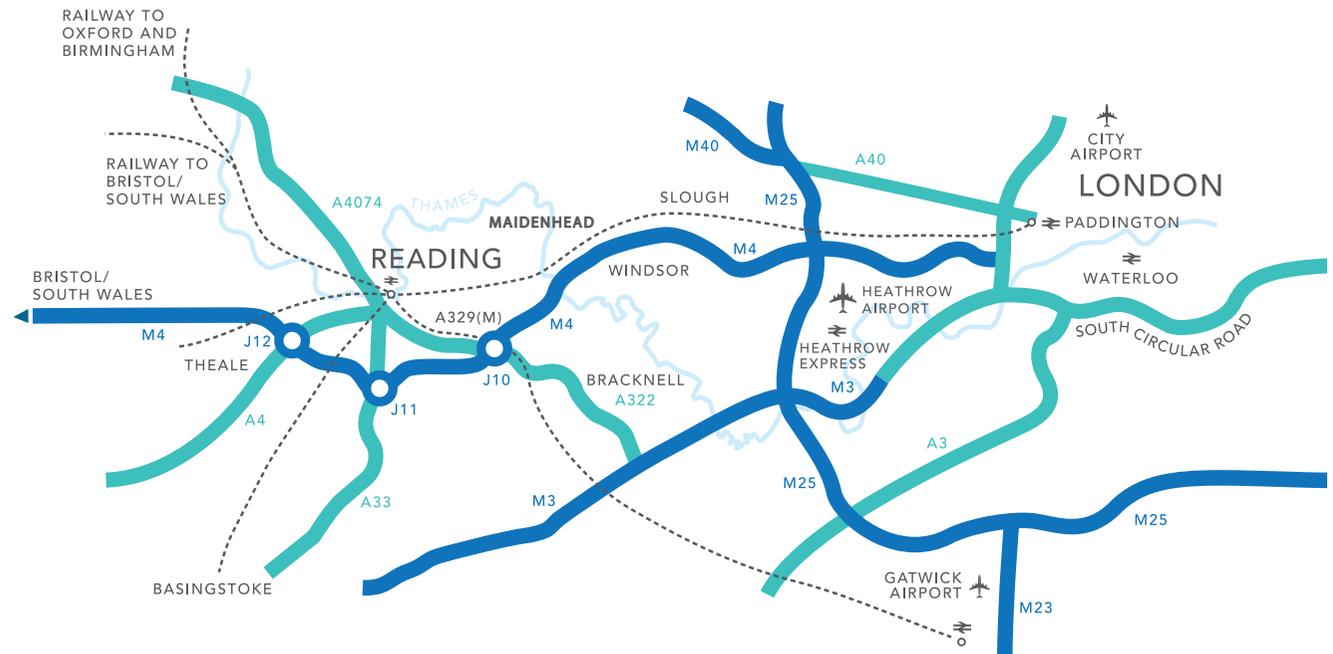
Reading Station	5 min
The Oracle	10 min

## By Rail

London Paddington	26 min
London Heathrow via RailAir link	45 min

## By Road

M4 junction 11	10 min
M25 junction 15	30 min
Heathrow Airport	45 min
Central London	80 min



Sat nav reference: RG1 8PR

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## Viewings

By arrangement with the sole agents.

## Terms

An assignment of the current lease until May 2024 at a passing rent of £153,093 per annum exclusive.

## Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.

## Rent

£153,093 per annum passing rent.

## Rates

Rates payable £9.19 per sq ft approx. Please check these figures with the Local Authority.

## Rateable Value

£109,000

## Service Charge

£32,066.64 per annum

## EPC

EPC Rating – D.



View across to the station and town centre from the 8th floor

## Viewing and further Information



### Mark Harris

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These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. May 2021