



**CAMPUS - SUITE C1, READING INTERNATIONAL
BUSINESS PARK, READING, RG2 6DA**

OFFICE TO LET

12,876 SQ FT (1,196.22 SQ M)



Summary

First floor suite at Campus Reading International available to sublet, fully fitted and furnished.

Available Size 12,876 sq ft

EPC Rating C

- Extensively refurbished reception, café, restaurant, gym and studio space
- Impressive arrival experience with reception hall, concierge and business lounge
- Full events programme for occupiers
- The suite is provided fully fitted and furnished offering 134 desks, 5 meeting rooms, 8 offices, 2 conference rooms and a large kitchen
- Parking ratio of 1:325 sq ft
- The space is available by way of assignment or sub-lease until April 2033



Location



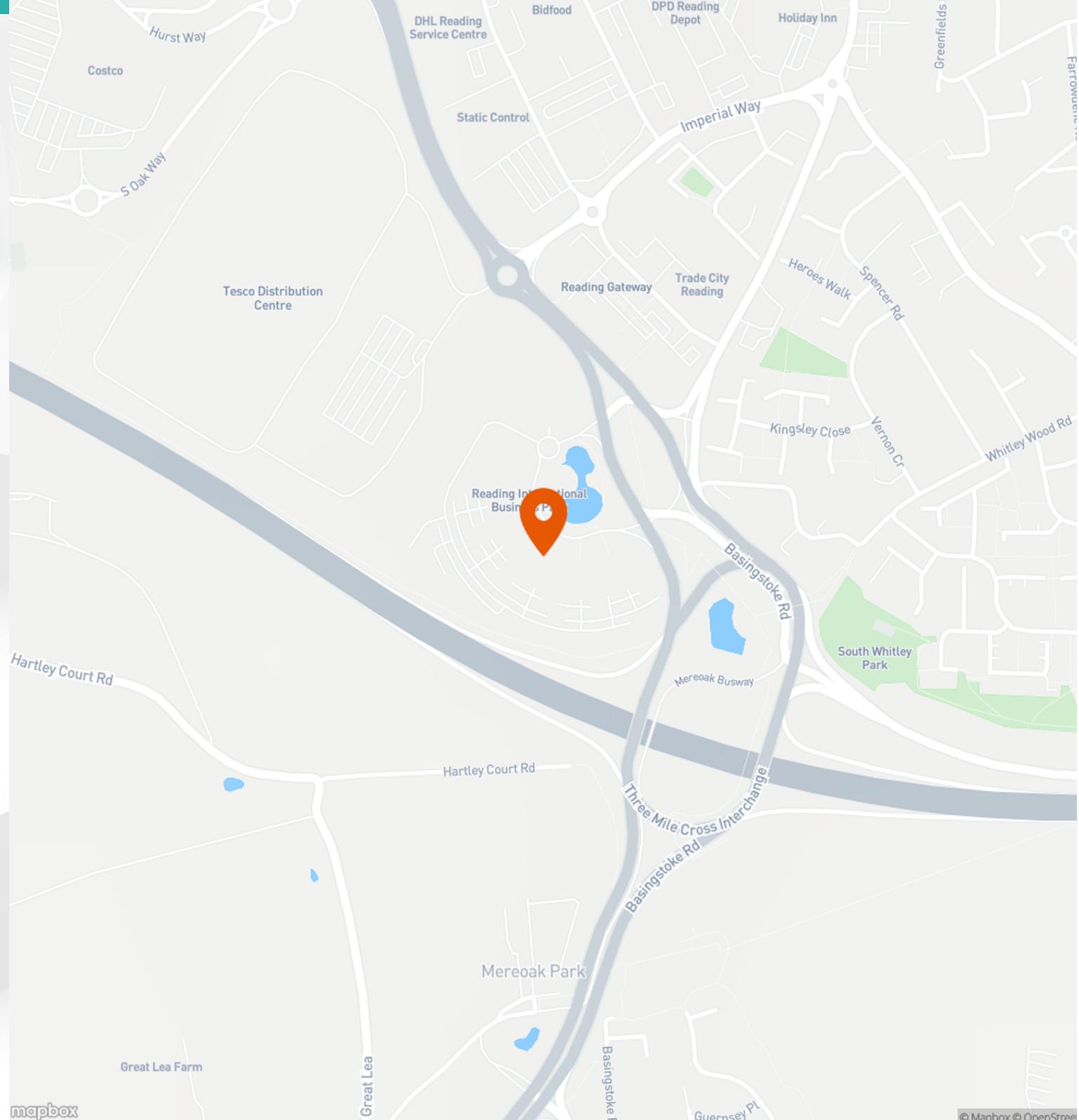
**Campus - Suite C1 Reading
International Business Park,
Reading, RG2 6DA**

Positioned next to Junction 11 of the M4, this prime location benefits from excellent road links to the M25, M40, and M3 motorways, ensuring seamless connectivity across the region.

Reading Town Centre and Train Station can be reached in 18 minutes from Campus using the park and ride bus service which runs every 15 minutes.

Just a short walk from Reading International, you'll find an array of leisure and retail options, such as the SCL Stadium, Costco, B&Q, and PC World. Nearby accommodations include the Hilton, Voco Reading, and Premier Inn.

Reading Town Centre is one of the top 20 retail destinations in the UK. The Oracle Centre stands as the leading shopping complex in Reading, featuring The Riverside with its leisure amenities, including a 10-screen Vue cinema and approximately 20 restaurants, cafes, and bars.





Further Details

Description

Campus is a striking and highly recognisable landmark along the M4 Corridor towards London. Its core crescent-shaped facade offers an impressive arrival leading to a newly configured and refurbished reception hall and business lounge. An on site gym, café/restaurant and events programme for residents is also planned. This office space is available immediately.

VAT

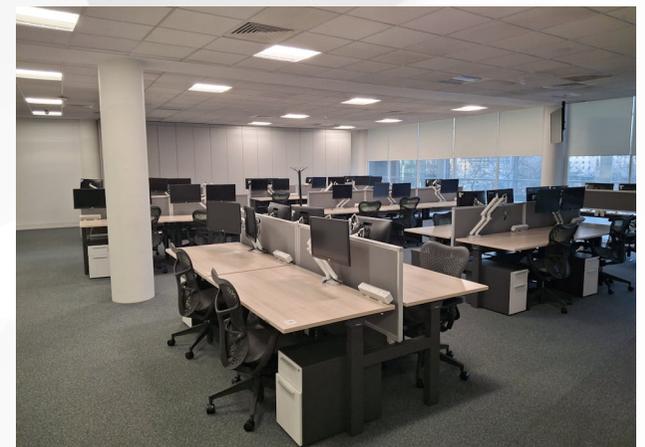
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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