hicks baker
commercial property

To Let



Duke Street Studios

10-14 Duke Street, Reading, RG1 4RU

Modern refurbished office building in Reading town centre. LAST SUITE REMAINING!

1,444 sq ft
(134.15 sq m)

- High quality Reading town centre office
- Parking options available at a ratio of 1:580 sq.ft.
- Highly competitive rental tone
- Extensively refurbished building
- Brand new showers and bike racks
- Onsite coffee shop and deli

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Summary

Available Size	1,444 sq ft
Rent	£22.50 - £30 per sq ft
Service Charge	£8.47 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable (sq ft)	Availability
1st	2,194	203.83	£11.14	Available
2nd	2,148	199.56	£11.40	Let
3rd	1,444	134.15	£10.63	Available
Total	**5,786**	**537.54**	**£11.06**	

Location

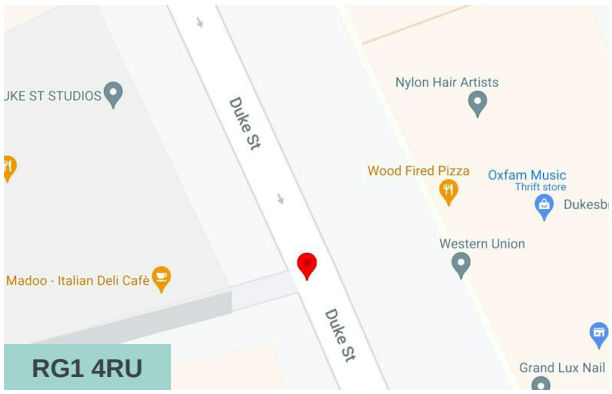
Duke St Studios is prominently located in Reading Town Centre, next to The Oracle Shopping Centre (1 min walk), which provides a wide range of shops, cafés, bars and restaurants.

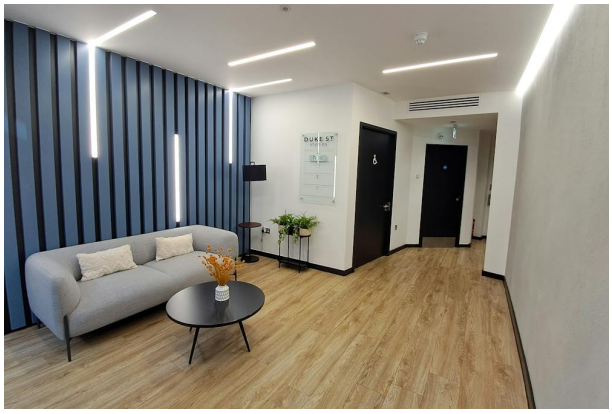
Reading station with its excellent national train connectivity is just 5 minutes walk and you could be in Paddington in just over 30 mins from the front door.

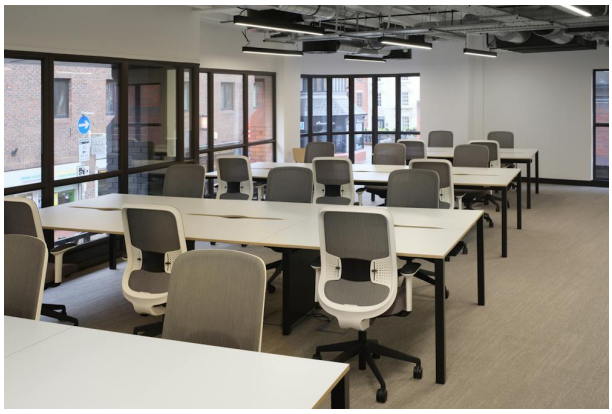
In addition to the Oracle, nearby there are a wealth of international hotels, along with fitness and leisure facilities throughout the town.

Description

Duke Street Studios offer 3 floors of available office suites in a modern significantly refurbished building. The first floor suite is fully fitted with desks, meeting rooms and an expansive contemporary break out/ co-working area. The two remaining upper floors are not currently fitted out. The building offers extensive onsite amenity offering with the very popular Madoo cafe and Mama's Way deli onsite. Within the building the facilities have been upgraded with new shower facilities, bike storage and improved WCs. Parking packages are available nearby at a ratio of 1:580 sq.ft. by negotiation.







Viewing & Further Information



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



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

Jake Booth (Campbell Gordon)
0118 959 7555 | 07714 388 044

Lewis Holmes (Campbell Gordon)
07767 204895

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