



## 3 Queens Road

Reading, RG1 4AR

**High quality refurbished  
office building in Reading  
town centre.**

**3,648 to 7,550 sq ft**  
(338.91 to 701.42 sq m)

- Convenient town centre location
- VRF Heating and Cooling
- Onsite parking
- LED Lighting
- WCs and Showers on each floor
- Alternative uses considered for Ground floor (stp)

# 3 Queens Road, Reading, RG1 4AR

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,648 to 7,550 sq ft               |
| Rent           | £20 - £27 per sq ft                |
| Rates Payable  | £12.75 per sq ft                   |
| Service Charge | £7.37 per sq ft                    |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| Estate Charge  | N/A                                |
| EPC Rating     | B                                  |

## Description

3 Queens Road has been refurbished to provide contemporary finishes with two suites available:

Ground Floor – CAT A: Recently refurbished with a sleek industrial-style finish, featuring exposed services, new LED lighting and excellent natural light.

Third Floor – Fully Fitted “Plug & Play”: Ready for immediate occupation, the suite is fully fitted with a mix of open-plan desking, meeting rooms and breakout space, allowing businesses to benefit from reduced fit-out costs and an efficient move-in process.

The building also benefits from modern WC and shower facilities on each floor, lift access and secure on-site parking.

A new effective FRI lease (via service charge) is available from the landlord on terms to be agreed.

## Location

3 Queens Road is exceptionally well located just a few minutes walk from Reading Station. The Elizabeth Line and fast mainline services provide direct, rapid connections to London, Heathrow, and the wider Thames Valley.

Tenants are within easy reach of an excellent array of cafés, restaurants, retail amenities and riverside leisure facilities. The nearby A33 gives quick access to the M4 motorway (Junctions 11 & 12), linking Reading conveniently to the wider national road network.

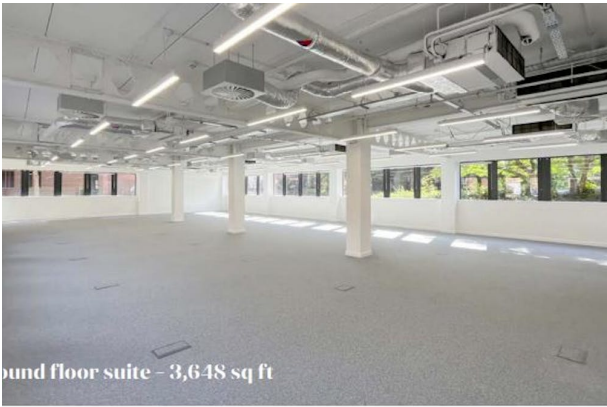
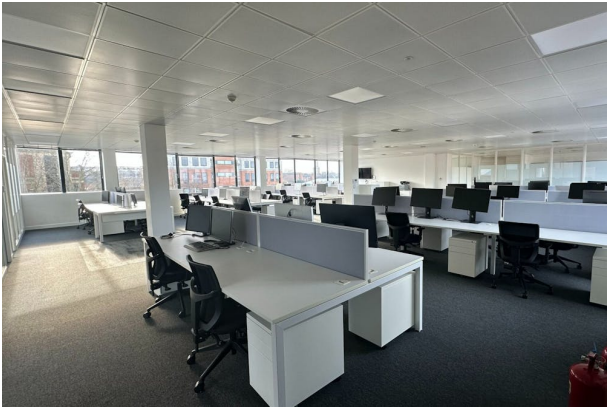
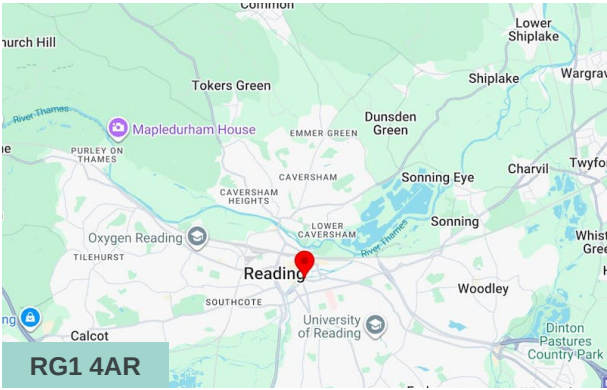
## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 3,648 | 338.91 | Available    |
| 3rd    | 3,902 | 362.51 | Available    |
| Total  | 7,550 | 701.42 |              |

## Parking

2 parking spaces are available onsite per floor. Further parking can be made available by separate negotiation.



## Viewing & Further Information



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