



## THE ANCHORAGE, READING, RG1 2LU

OFFICE TO LET

5,100 TO 23,462 SQ FT (473.81 TO 2,179.69 SQ M)



# Summary

## Refurbished Offices available in Reading Town Centre

|                       |                         |
|-----------------------|-------------------------|
| <b>Available Size</b> | 5,100 to 23,462 sq ft   |
| <b>Rent</b>           | £25 per sq ft           |
| <b>Rates Payable</b>  | £8.97 per sq ft         |
| <b>Service Charge</b> | £15.68 per sq ft<br>TBC |
| <b>EPC Rating</b>     | Upon enquiry            |

- Excellent Town centre parking Ratio
- Manned reception with double height atrium
- Modern Office Space with Views over the River
- Full Access raised floors and suspended ceilings



# Location



The Anchorage, 34 Bridge Street, Reading, RG1 2LU

Conveniently located in Reading Town Centre, less than a minute walk from the Oracle Shopping Centre and its extensive amenity offering. There are quality hotels, fitness and leisure facilities within easy reach. Reading offers excellent road and rail connectivity. There are regular trains to London Paddington in as little as 25 mins, and J11 of the M4 is within 3 miles.





# Further Details

## Description

The Anchorage is a modern office development situated in Reading Town Centre, directly opposite The Oracle. The floors will be delivered to a Cat A specification, featuring upgraded LED lighting and new chillers. With attractive views over the river, The Anchorage also offers secure undercroft parking, with a provision ratio of 1:695 sq ft.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft         | sq m            | Availability |
|--------------|---------------|-----------------|--------------|
| 1st          | 5,100         | 473.81          | Available    |
| 2nd          | 6,102         | 566.89          | Available    |
| 3rd          | 6,098         | 566.52          | Available    |
| 4th          | 6,162         | 572.47          | Available    |
| <b>Total</b> | <b>23,462</b> | <b>2,179.69</b> |              |

## 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.

## 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.





## Enquiries & Viewings



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