

READING

Apex Plaza, RG1 1AX



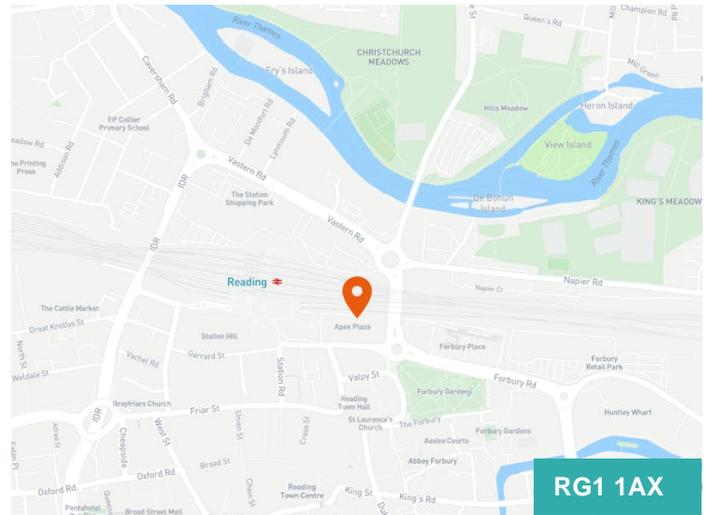
OFFICE TO LET

2,660 SQ FT

- Fully Fitted and Furnished
- 1 minute walk to Reading Station
- 7 Car parking spaces
- Modern breakout area with Kitchenette
- Shower and Changing facilities with Onsite Cafe
- 24/7 security,
- 12 Person Meeting Room
- Flexible Lease Term Available

New Modern Office Available in Apex Reading

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Summary

Available Size	2,660 sq ft
Rent	£37.50 per sq ft
Rates Payable	£18.47 per sq ft
Service Charge	£14.50 per sq ft
EPC Rating	Upon enquiry

Description

The modern fitted out suite in the Apex is available by sublet or assignment until February 2028 or longer subject to agreement with the landlord. The suite comes fully fitted and furnished with an amazing break out area large meeting room and phone booths. It also benefits from 7 parking spaces allowing easy commute into the office. Apex also has an onsite cafe with informal meeting space which is contained inside the 11,000 sq ft atrium.

Location

Apex occupies a prime town centre location in the heart of Reading, positioned immediately adjacent to Reading's mainline railway station. The building benefits from its own direct link bridge, placing the station less than a one-minute walk away and providing occupiers with exceptional connectivity.

Fast and frequent services offer direct access to London Paddington in approximately 25 minutes, as well as convenient connections to the Midlands and the West Country.

The property also enjoys excellent road links, with straightforward access to the M4 motorway via Junction 11 (A33), Junction 10 (A329 and A329(M)), and Junction 12 (A4 Bath Road), providing efficient routes across the wider UK motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Part Ground Floor Suite	2,660	247.12	Available
Total	2,660	247.12	

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.



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