



**Lambert
Smith
Hampton**

0118 959 8855
www.lsh.co.uk

To Let

Office Property

Fitted Offices

Tangent House, 16 Forbury Road, Reading, RG1 1SB



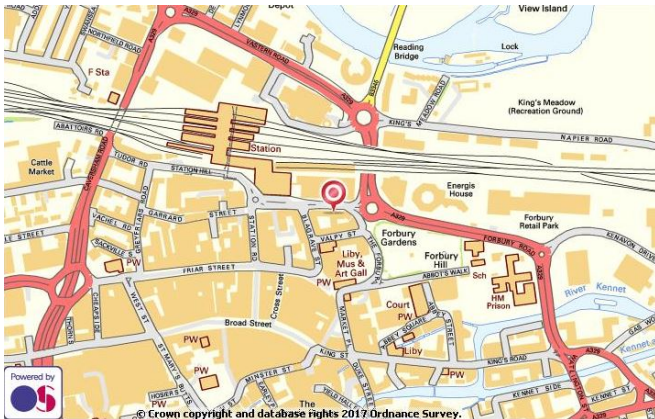
- 2,500 Sq Ft (232 Sq M)
- Cost effective fitted accommodation
- 30 seconds walk to the station
- On site parking

Lambert Smith Hampton

Central Point, 25-31 London Street, Reading RG1 4PS T +44 (0)118 959 8855

Tangent House, 16 Forbury Road, Reading, RG1 1SB

Location



Tangent House is situated in an excellent town centre location 150 meters from Reading Station, directly opposite Apex Plaza and close to the new SSE HQ at the recently completed One Forbury Square development. Forbury Gardens and the retail/restaurant facilities within Broad Street and the Oracle Shopping Centre are within a few minutes walk.

Description

The property was reconstructed in 2000 around the existing frame and comprises 723.9 sq.m. (7,792 sq.ft.) on ground and four upper floors. The location has benefited considerably from the improvements to the station and, in the medium term, the regeneration of the area around the area.

The building's specification includes the following facilities;

- Kitchen facilities
- Suspended ceilings
- Air conditioning
- Meeting rooms
- Open planned offices
- Reception
- Lift

Accommodation

The available space comprises cost effective fitted 1st floor office accommodation. The suite benefits from a quality fit out, including meeting rooms, boardroom, reception desk and open planned offices.

Floor	Sq Ft	Sq M
1st Floor	2500	232

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

For business rating information please contact the business rates department at Reading Borough Council on 0118 937 3737

Terms

The property is available on a new lease directly from the landlord.

EPC

The property has an EPC rating of C (69). Certificate available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Hannah Bennett
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