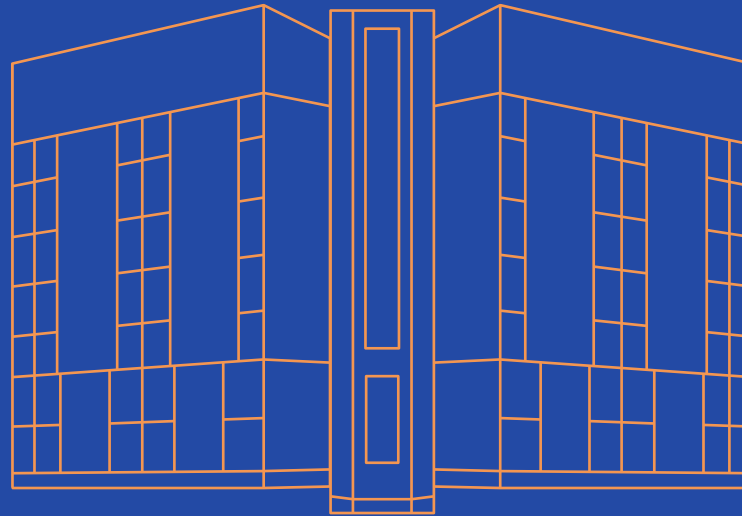


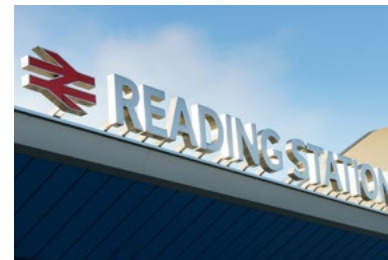


CENTRAL POINT

25 - 31 London Street, Reading, RG1 4PS

1,675 TO 1,850 SQ FT AVAILABLE TO LET REFURBISHED TOWN CENTRE OFFICES

BOLD LOCATION



Central Point is prominently located less than 150m from The Oracle Shopping Centre and fronts Reading's Inner Distribution Road on the corner of London Street.

The property is within easy walking distance of Reading's mainline railway station with frequent trains to London Paddington (journey time 25 minutes), as well as the RailAir coach service to Heathrow Airport (27 miles). Nearby amenities include John Lewis, Cote Brasserie, Browns, London St Brasserie, Starbucks, Premier Inn and Vue Cinema. The Queens Road car park provides 700 public parking spaces and is located opposite the property.



7 Minute Walk To Reading Station



27 Miles To Heathrow Airport

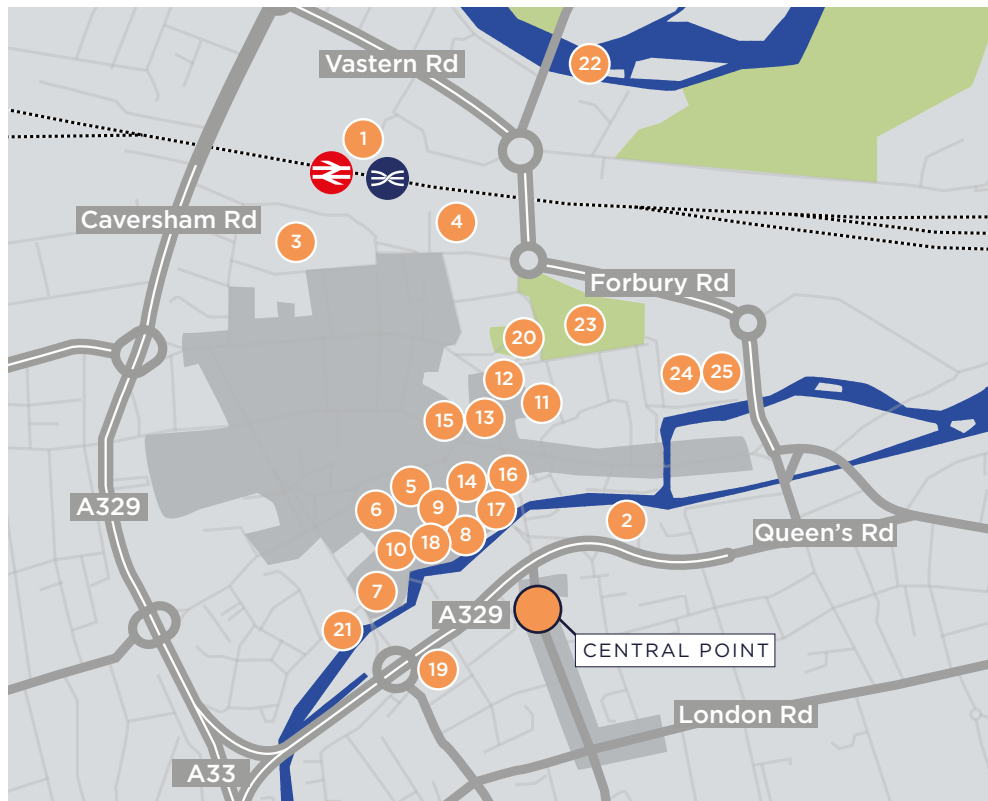


150M To Oracle Shopping Centre



Fronting IDR Access To A33 And A329

OUTSTANDING AMENITIES



Amenities

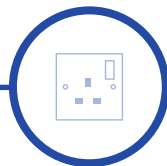
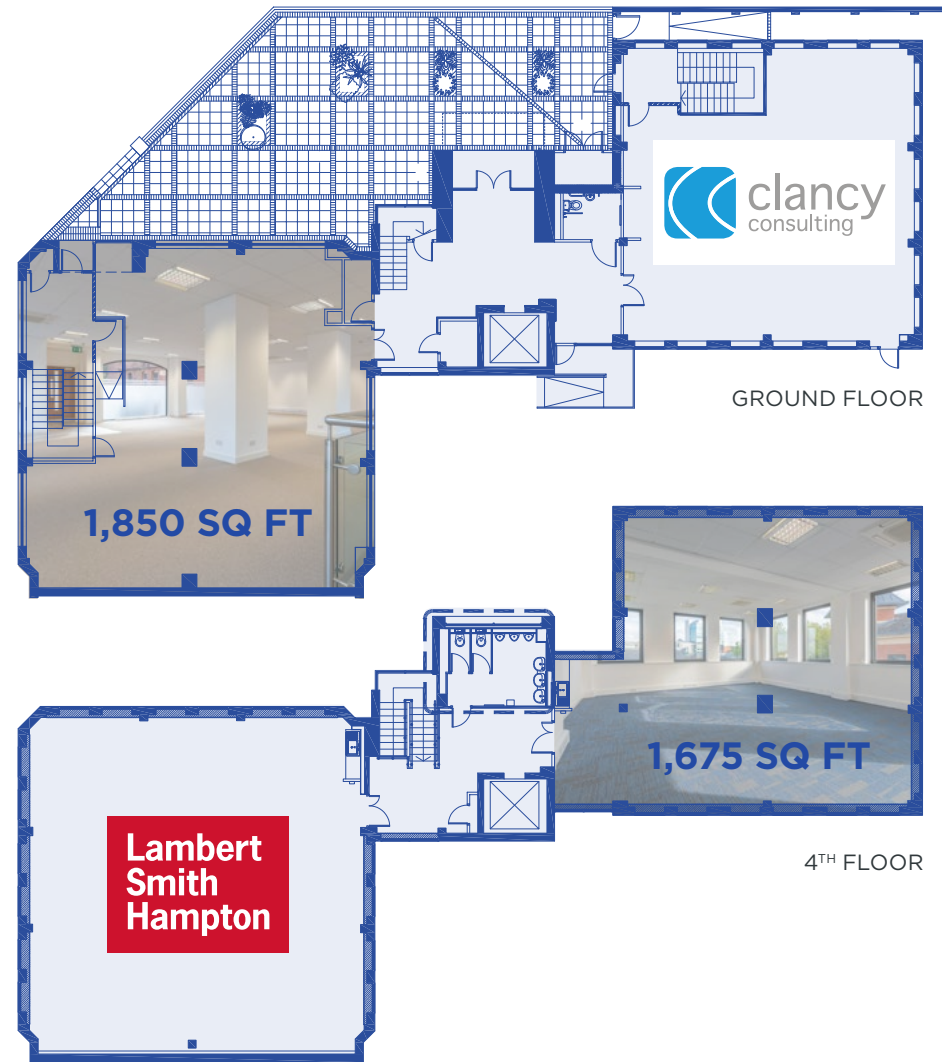
- | | | | | |
|--------------------------|-----------------------|--------------------------|-----------------------------|---------------------|
| 1. Reading Train Station | 6. John Lewis | 11. Carluccio's | 16. London Street Brasserie | 21. River Kennet |
| 2. Queens Road NCP | 7. House of Fraser | 12. Forbury's Restaurant | 17. Cote Brasserie | 22. River Thames |
| 3. Garrard Street NCP | 8. The Reel Greek | 13. The Botanist | 18. Vue Cinema | 23. Forbury Gardens |
| 4. Cycle Republic | 9. Franco Manca | 14. Handmade Burger Co | 19. Premier Inn | 24. Reading Abbey |
| 5. The Oracle | 10. Comptoir Libanais | 15. Starbucks | 20. Forbury Hotel | 25. Abbey Quarter |

HIGH QUALITY

Central Point is a refurbished office building providing high quality open plan accommodation.

The property is 90% let to a range of commercial occupiers, including Lambert Smith Hampton, Cassiopae, Pretty Green and Gloo Communications.

Floor	West	East
Ground	1,850 sq ft	Clancy Consulting
First	Pretty Green	Gloo Communications
Third	Sopra Banking Software	Miton Group
Fourth	Lambert Smith Hampton	1,675 sq ft
Total availability		3,525 sq ft



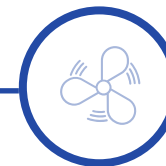
Perimeter
Trunking



Kitchen
Facilities
Suspended
Ceilings



On-site
Security



Recessed LG7
Lighting
Air
Conditioning

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. The quoting rent is £23.50 per sq ft.

EPC

The property has an EPC rating of C(72). Certificate available upon request.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. January 2018. All images are for indicative purposes and details may vary.

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