



145

FRIAR STREET
READING
RG1 1DR

1,450 to
5,100 sq ft

Newly
refurbished
TMT-style
offices

TO LET



LOCATION

Located in the heart of Reading town centre, less than a three minute walk to Reading train station. The property has recently been comprehensively refurbished to a high quality exposed services finish and is arranged over 1st to 3rd floors.

ACCOMMODATION SCHEDULE

1st Floor	1,902 sq ft	176 sq m
2nd Floor	1,753 sq ft	163 sq m
3rd Floor	1,452 sq ft	135 sq m
Total	5,107 sq ft	474 sq m

SPECIFICATION

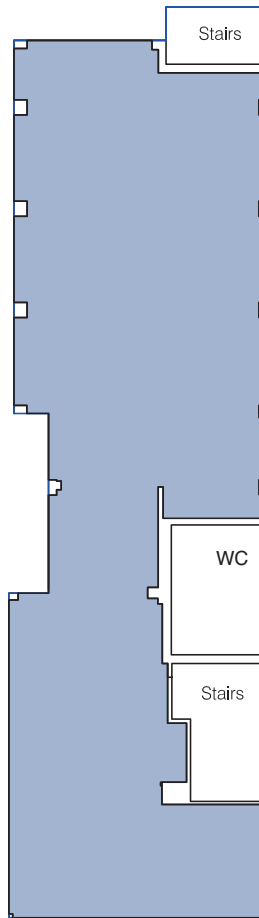
- Remodelled entrance/reception area
- Newly refurbished TMT-style offices
- Suspended LED lighting
- New wooden flooring
- Re-glazed windows
- Newly designed WCs
- EPC rating C-56

READING

Reading is the capital of the Thames Valley and is in the heart of the UK's transport network. Reading is the UK's second busiest train station outside of London and has rapid direct links to London, Oxford and the South East.



FLOOR PLAN



FIRST FLOOR

ELIZABETH LINE

From December 2019 the Elizabeth Line (Crossrail) will run to and from Reading direct (four trains an hour during peak times) through central London without having to change trains

ELIZABETH LINE

Bond Street	54 mins
Liverpool Street	61 mins
Canary Wharf	68 mins

RAIL

London Paddington	26 mins
Bristol	1 hr 11 miles

ROAD

M4	3.5 miles
M25	24 miles

TERMS

New lease available directly from the Landlord on terms to be agreed.

RENT & SERVICE CHARGE

On application.

RATES

On application.

VIEWINGS

Strictly through the joint agents

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AMENITIES

- 1 Pret a Manger
- 2 Malmaison
- 3 Ibis / Novotel
- 4 Caffè Nero
- 5 Starbucks
- 6 Itsu
- 7 Marks & Spencer's
- 8 John Lewis
- 9 Sainsbury's

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