

TO LET
No.16 THE AQUARIUM
FULLY FITTED OFFICE SPACE
READING TOWN CENTRE
615 Sq Ft



No.16 THE AQUARIUM
KING STREET
READING
RG1 2AN



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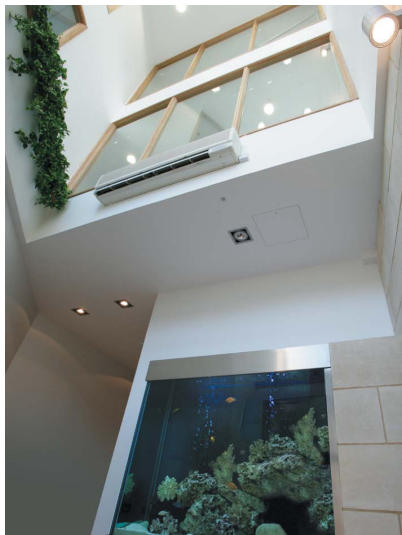
LOCATION

Reading is the expanding financial and administrative capital of Berkshire, centrally located on the M4 Corridor with 3 motorway junctions and excellent public transport connections. London and Heathrow are within easy reach and Reading to Paddington in 25 minutes by rail. The Heathrow bus from Reading Station runs every 30 minutes. 2019 will see the introduction of CrossRail which will provide a direct service to the West End and City.

The Aquarium stands at the heart of Reading town centre at the eastern end of Broad Street, near the main entrance to the Oracle Shopping Centre, providing shopping of all kinds, financial services and a plethora of restaurants for all tastes.

BUILDING FEATURES

- Four-storey atrium
- Limestone flooring to entrance and stairs
- 10-person glass-fronted lift
- Cycle storage and showers
- Feature Aquarium
- Video entry-phone
- Alarm system to common parts
- Disabled WC
- Fully fitted office space



TERMS

No.16 The Aquarium totals 615 sq ft and is available to let on a new lease for a term to be agreed.

The current quoting rent is £16,000 pax

SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common parts. Details of the current service charge are available on request.

BUSINESS RATES

The tenant will be responsible for the payment of business rates currently estimated at £5,670 pax

VAT

Vat is excluded from all figures quoted.

VIEWING

By appointment with the sole agent – Darren Parkinson – 0118 902 3934
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