

COMING SOON - TO LET
SMALL OFFICE SUITES
AVAILABLE ON FLEXIBLE, ALL INCLUSIVE TERMS
From 174 sqft - 417 sqft



**9 CASTLE STREET
READING
RG1 7SB**

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LOCATION

9 Castle Street occupies a prominent location on Castle Street in the heart of Reading Town Centre. It is within a convenient walking distance of The Oracle Shopping Centre and a full range of other town centre amenities, including the Station with excellent rail links to London Paddington, Waterloo and the National rail network.

DESCRIPTION

An attractive, self-contained period building comprising basement, lower ground, ground, first and second floor accommodation. The building has retained many of its original features including a central light well and split level accommodation. Externally there is a small garden area for the exclusive use of the building.

ACCOMMODATION

The building is undergoing a refurbishment to provide small, flexible office suites as follows:

	SQM	SQFT	RENT PER ANNUM
Suite 1	16.2	174	£ 4,350.00
Suite 2	36.6	394	£ 9,850.00
Suite 3	26.44	285	£ 7,125.00
Suite 4	14.37	155	£ 3,875.00
Suite 5	26.01	280	£ 7,000.00
Suite 6	38.76	417	£ 10,425.00
Suite 7	16.6	179	£ 4,475.00
Suite 8	26.4	284	£ 7,100.00
Suite 9	25.24	272	£ 6,800.00
Storage	26.76	288	£ 3,600.00

The rent is inclusive of business rates and service charge

AMENITIES

The building will include the following:

- New reception area
- Redecoration
- W/C's
- Door entry system
- Building WiFi
- Kitchen area
- Communal garden

TERMS

The suites will be available on a flexible basis with agreements from 12 months upwards.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT is excluded from all figures quoted.

VIEWING

Strictly by prior appointment with the sole letting agents:

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