



## CONTEMPORARY OFFICE SPACE TO LET



# Aquarium

King Street, Reading RG1 2AN

820–2,304 sq ft



## BUILDING FEATURES

- Four-storey atrium
- Limestone flooring to entrance and stairs
- 10-person glass-fronted lift
- Air conditioning
- Cycle storage
- Shower
- Feature aquarium
- Video entry phone
- Alarm system to common parts
- Disabled WC



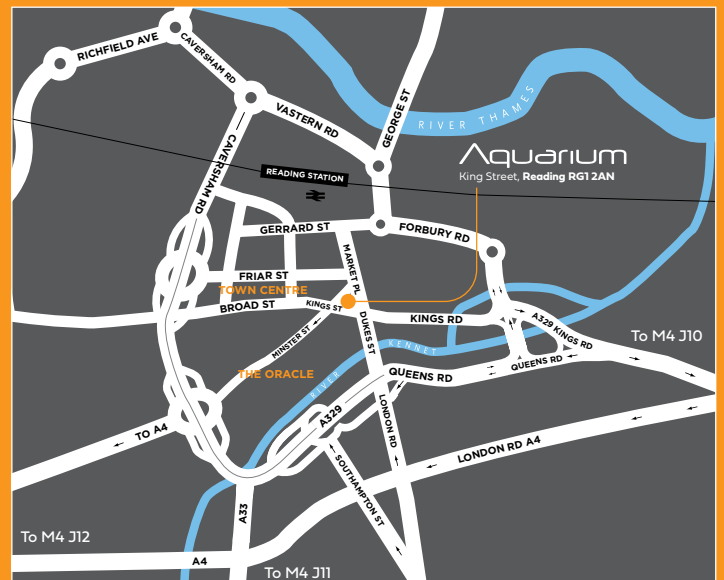
## LOCATION

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. 2021 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 and opposite the main entrance to the Oracle Shopping Centre. Reading provides a vibrant and wide ranging selection of retail and leisure options as well as an excellent choice of bars and restaurants.

## TERMS

The suites are available to let on new leases for a term to be agreed. Quoting terms are available on request.



## VIEWING

By appointment with the sole agent:



**Darren Parkinson**  
07802 889 830  
dparkinson@parkinsonholt.com

## ACCOMMODATION

UNIT	SQ FT	SQ M
3	820	76
4	1,660	154
7	945	88
9	911	84
12	954	89
14/15	2,304	214

## SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common parts.

## BUSINESS RATES

The tenant will be responsible for the payment of business rates.

## VAT

Vat is excluded from all figures quoted.

The agents for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of the property, (iii) no person in the employment of the agent has the authority to make or give any representation or warranty whatever in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT. October 2021.