



TO LET
ATTRACTIVE REFURBISHED OFFICES
IN READING TOWN CENTRE

With air conditioning and
secure on-site parking

4,034 SQ FT (373 SQM)

County House

FRIAR STREET
READING RG1 1DB





LOCATION

Centrally located in the Thames Valley Corridor, Reading has the benefit of excellent road and rail links. The M4 Motorway provides access to the M25 and London to the east and Swindon, Bristol and South Wales to the west. The A329(M) links through Bracknell to the M3 for routes to the south and south-west.

Reading Station has undergone a transformation following the investment of £850m of improvement works. In addition Reading will further benefit from the introduction of CrossRail which will be fully functional from 2019.

County House is prominently located in the middle of Reading town centre on the corner of Friar Street and Station Road. It is a minute's walk from Reading rail station and in the centre of the town's main shopping sites.

- 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



DESCRIPTION

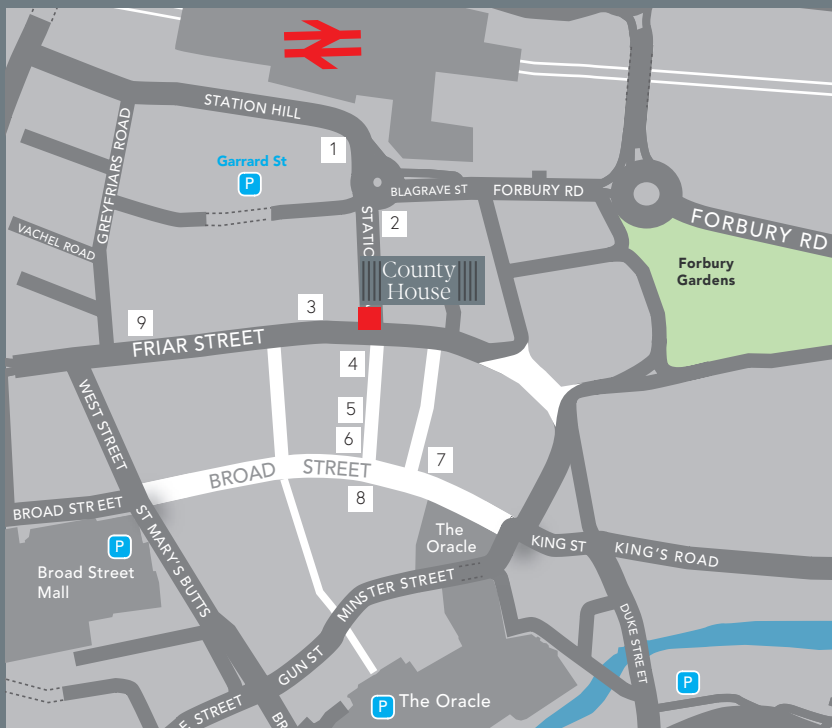
County House is an attractive period-style town centre office building. The second floor has been fully refurbished to provide clean open plan office space with excellent natural lighting. The space further benefits from new ceiling tiles with recessed LED lighting, new carpeting and floor boxes.

FEATURES

- Town centre location
- New air-conditioning
- Fully accessible raised floors
- Suspended ceilings with LED lighting
- Male & female WCs
- 13 person automatic passenger lift
- Imposing refurbished entrance hall
- Fully carpeted
- 7 underground on-site car parking spaces
- Redecorated
- Cycle storage

TERMS

The second floor is available on a new lease for a term to be agreed. The quoting rent is available on request.



VIEWING

Strictly through the sole agents:



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