

TO LET

READING TOWN CENTRE
FIRST & SECOND FLOOR ACCOMODATION
SUITABLE FOR OFFICE OR RESTAURANT USE
(subject to planning)

2,868 SQ FT (266 SQM)



STERLING HOUSE
8-10 STATION ROAD
READING
RG1 1JX

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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.

8-10 Station Road is prominently located in the middle of Reading town centre almost opposite Reading rail station.

DESCRIPTION

Sterling House is currently fitted to provide two separate restaurants at first and second floor level. The space can be taken as it is or with the benefit of a refurbishment to provide open plan office accommodation. The floor areas are as follows:

First Floor	1440 sq ft	134 sqm
Second Floor	1428 sq ft	133 sqm
Total	2868 sq ft	267 sqm

FEATURES

- Town centre location
- Male & female wc's
- Fully carpeted
- Fully fitted restaurant

QUOTING TERMS

We will be quoting a rent of £15 per sq ft for refurbished office accommodation. The premises can be taken in its existing condition subject to negotiation.

VAT

All prices are exclusive of VAT where applicable.

VIEWING

Strictly through the sole agents: Parkinson Holt - Ref: Darren Parkinson - Tel 0118 9023934 - email: dparkinson@parkinsonholt.com