



Merchants Place, 5-9 Merchants Place, Reading RG1 1DT

TO LET

Self Contained, Affordable and Unique
Office Space

1,011 - 2,055 Sq Ft
(94 - 191 Sq M)



LOCATION

The office is located right in the heart of Reading's amenity rich town centre and close to numerous parks and the River Thames. The building is less than a minutes walk to Reading's mainline station and new £850m new station concourse. Reading is a rail hub and provides a 23 minute journey time to London Paddington, as well as fast access to the national network.

DESCRIPTION

5-9 Merchants Place is a unique urban workspace in the Town Centre. The two remaining floors are available as a whole or on an individual basis, the building has a communal kitchen and has been fully refurbished. The spaces feature exposed services with brand new air conditioning and LED lighting, brand new windows, Superloos, and communal comms room (with secure cabinet racks). The building is incredible value, family owned and managed, and they provide a hands-on, personal service to the tenants.

- ✓ Self contained floors
- ✓ Exposed service design
- ✓ Communal kitchen / break-out / meeting room
- ✓ New air conditioning
- ✓ New LED lighting
- ✓ CAT 6 cabling installed throughout



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor	1,011	94
First Floor	1,044	97
Total	2,055	191

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

£6.71 - £7.45

Based on 2021 estimate from VOA - varies from floor to floor.

TERMS

The offices are available on a new Full Repairing and Insuring Lease directly from the landlord on lease terms to be agreed.

EPC

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VIEWING & FURTHER INFORMATION

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