

# THE ANCHORAGE

34 Bridge Street, Reading RG1 2LU

TO LET



**2,783 SQ FT**  
(259 SQ M)

A prominent landmark building fronting the IDR  
and opposite The Oracle

**Lambert  
Smith  
Hampton**



# The Anchorage, Reading RG1 2LU

## Description

The Anchorage is a modern office building located on the Reading IDR opposite The Oracle. It is undergoing a program of refurbishment to deliver high quality office space and well designed communal areas. The building is well occupied with only the part first floor available and this suite will be fully refurbished to Cat A including new chillers. The Anchorage benefits from secure undercroft parking at a ratio of 1:695 sqft.

ACCOMMODATION	Sq Ft	Sq M
Part First Floor	2,783	259
<b>TOTAL</b>	<b>2,783</b>	<b>259</b>

## Specification

- Highly prominent modern office building
- Excellent town centre parking provision
- Full access raised floors and suspended ceiling
- Office suite undergoing refurbishment to Cat A
- Manned reception, impressive double height atrium
- Two new passenger lifts and new chillers

## Location

Conveniently located in Reading Town Centre, less than a minute walk from the Oracle Shopping Centre and its extensive amenity offering. There are quality hotels, fitness and leisure facilities within easy reach. Reading offers excellent road and rail connectivity. There are regular trains to London Paddington in as little as 25 mins, and J11 of the M4 is within 3 miles.

## EPC

C (71)

## Terms

A new full repairing and insuring lease is available directly from the landlord.

## Rent

On Application

## Business Rates

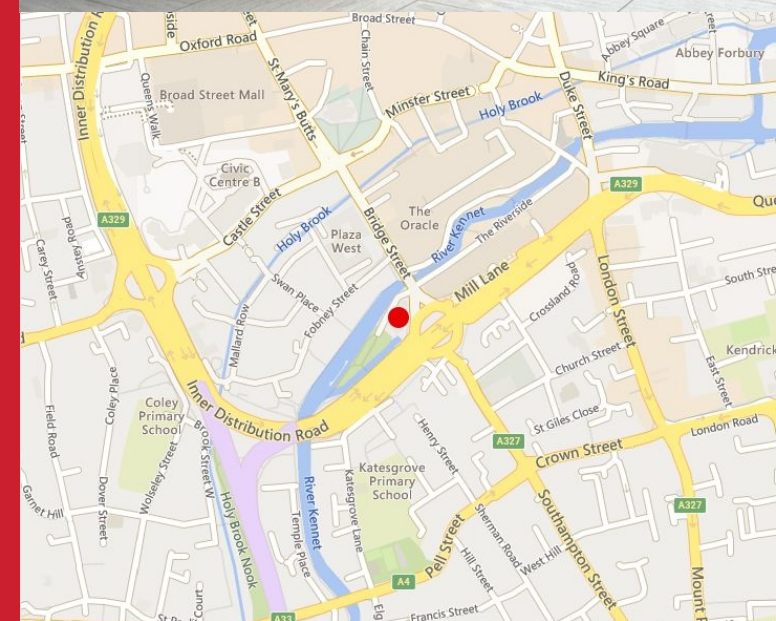
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

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



CGI



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## Viewings

By prior appointment only.

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