

TO LET
Office

**Lambert
Smith
Hampton**

Fitted Offices in a Prime Location

Tangent House, 16 Forbury Road, Reading RG1 1SB



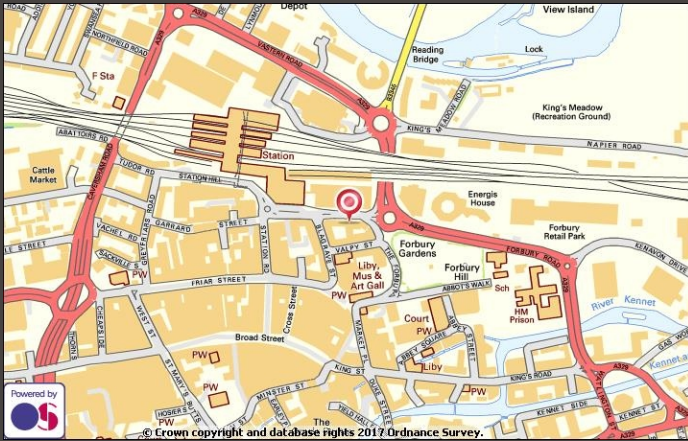
2,500 Sq Ft (232.25 Sq M)

- ✓ **Cost effective fitted accommodation**
- ✓ **30 seconds walk to Reading station**
- ✓ **Air conditioning**
- ✓ **Lift**
- ✓ **WCs on each floor**
- ✓ **1 parking space**

Lambert Smith Hampton

Central Point, 25-31 London Street, Reading, Berkshire RG1 4PS T: 0118 959 8855

RG1 1SB



LOCATION

Tangent House is situated in an excellent town centre location on Forbury Road. On one side it is close proximity to Reading Station and on the other it is adjacent to Forbury Gardens and fantastic amenity such as Carluccio's and The Forbury restaurant.

DESCRIPTION

The property was reconstructed in 2000 around the existing frame and comprises 723.9 sq.m. (7,792 sq.ft.) on ground and four upper floors. The location has benefited considerably from the improvements to the station and, in the medium term the regeneration of the area. The property benefits from the following specification:

- Cost effective fitted accommodation
- 30 seconds walk to Reading station
- Air conditioning
- Lift
- WCs on each floor
- 1 parking space
- EPC "C"



ACCOMMODATION

The available space comprises cost effective fitted 1st floor office accommodation. The suite benefits from a quality fit out, including meeting rooms, boardroom, reception desk and open planned offices.

Net internal areas	sq ft	sq m
Total	2,500	232.25

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

For rating information please contact the Business Rates department at Reading Borough Council on 0118 9373737.

TERMS

Rent and Service Charge upon application. Available by way of assignment or sublease, on terms to be agreed. A new lease may be available from the landlord subject to negotiation.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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