

To Let

23-24 Market Place

Reading, RG1 2DE



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Location

The office premises are located on the 1st, 2nd and 3rd floors of a period building with large windows that allow plenty of natural light. The building is situated at the top of Market Place in the town centre, one of the main eatery locations in Reading with local markets that run twice a week.

23-24 Market place is a 3 minute walk from Reading Train Station. The station provides a direct link to London via the national rail service and the Elizabeth line, resulting in a 23 minute and 50 minute journey to London Paddington respectively. The A329 is 0.8 miles away, leading to the M4 at Junction 11.



Net Internal Area:

2,400 sq ft



Annual rent:

£20.00 psf (£48,000 p.a.)



Finish:

Fully Fitted & Furnished



Transport:

3-minute walk: Reading Station

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Description

23-24 Market Place is available fully fitted and furnished, with offices spread over the 1st, 2nd and 3rd floors. This flexible office space can be modeled to suit a variety of different needs. The current configuration consists of 3 meeting rooms and open plan office areas with 28 desks, which can be sub-divided with glass sliding doors. There is plenty of storage space.

There are two WCs within the demise as well as tea points on every floor.

The offices are available to let as a whole and can't be let on a floor by floor basis.

Floor	Sq ft	Sq m
1 st floor	777	72.2
2 nd floor	802	74.5
3 rd floor	821	76.3
Total	2,400	223.0

Rent:

£20 per sq ft (£48,000 p.a.)

Business Rates:

2021/2022	
Small Business Multiplier	49.9p
Rates Payable per annum	£12,425
Rates Payable per sq ft	£5.17 per sq ft

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Specification:

- Fully fitted and furnished
- Air Conditioning
- Fob entry system & intercom
- Excellent digital infrastructure
- Tea points available on every floor
- Raised floors, recessed lighting
- 28 spacious desk spaces

Branding:

There is a prominent branding opportunity for signage above the dedicated entrance which faces the pedestrianised town hall square and Blagrove Street.

Legal Fees

Each party is responsible for their own legal fees incurred in the transaction.

EPC:

D (98)

VAT:

VAT is charged at the standard rate if applicable.

Terms:

New lease available direct from the landlord.

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