



AQUIS HOUSE

8,117 sq ft Plug and Play
office suite
plus 352 sq ft of storage
and 9 parking spaces

4th floor
Aquis House
49-51 Blagrove Street
Reading RG1 1PL

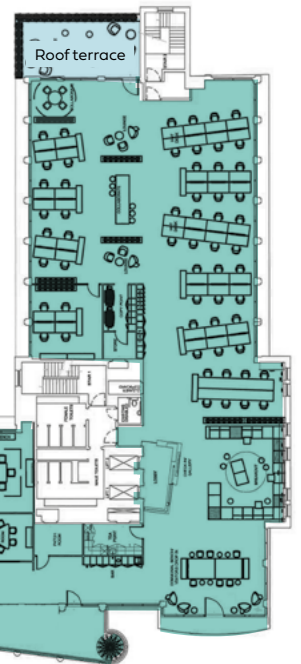


Summary

A high quality, fully fitted Plug and Play suite ready for immediate occupation.

Description

Aquis House is a prominent self-contained 50,000 sq ft building which is well maintained and provides a high quality and prestigious facility for aspiring businesses.



Specification

- Recently remodelled reception and welcome experience
- Newly refurbished air conditioning system
- LED lighting
- Metal suspended ceiling grid and tiles
- Fully accessible raised floors
- Refurbished WCs and disabled facilities
- Six unisex showers
- 9 secure on-site car parking spaces.
- Roof terrace with recreational seating.
- Contemporary design and styling
- Fully fitted suite of meeting rooms including AV
- Extensive kitchen and breakout area
- The building has an EPC rating of C (70)

Terms

Lease

The accommodation is available by way of a new sub lease or an assignment. The existing lease expires in August 2024 and a longer term is available by negotiation.

Rent

The current passing rent is £275,104 pax including the additional storage area.

Rates

The current rates payable are estimated at £119,476 pa.

Service charge

Currently estimated at £87,782 plus electricity charges.

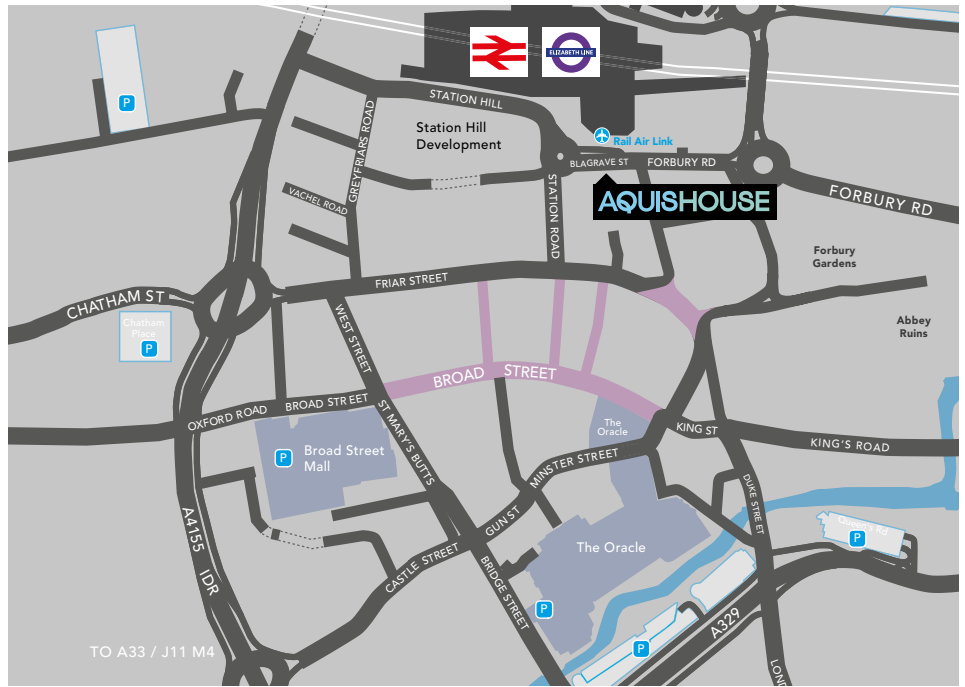
VAT

VAT is excluded from all figures quoted.

Location

Aquis House is located directly opposite Reading's mainline railway station, in the heart of the town centre. Reading station provides an excellent service to London and the rest of the UK and now offers the recently opened Elizabeth Line with regular direct trains in to central London.

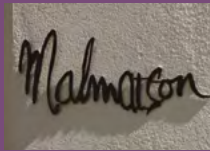
By road, Reading has excellent links to the national motorway network. The M4 and M25 are located 4 miles and 25 miles away respectively. London Heathrow lies 25 miles away and is easily accessible by car and by bus.



The Greyfriar pub



Carluccio's



Malmaison hotel

- | | | |
|----------------------------|---------------------------|------------------------|
| 1 WHSmith | 8 Malmaison | 15 Carluccio's |
| 2 Hotel Chocolat | 9 Novotel / Ibis | 16 Broad Street |
| 3 Starbucks Coffee | 10 F45 Training | 17 John Lewis |
| 4 The Greyfriar pub | 11 Friar Street | 18 Bill's |
| 5 Station Hill development | 12 Biscuit Factory cinema | 19 London St Brasserie |
| 6 Pret a Manger | 13 The Corn Stores | 20 The Oracle |
| 7 Veeno | 14 Roseate Hotel | 21 The Hexagon |



WOLF Italian Street Food



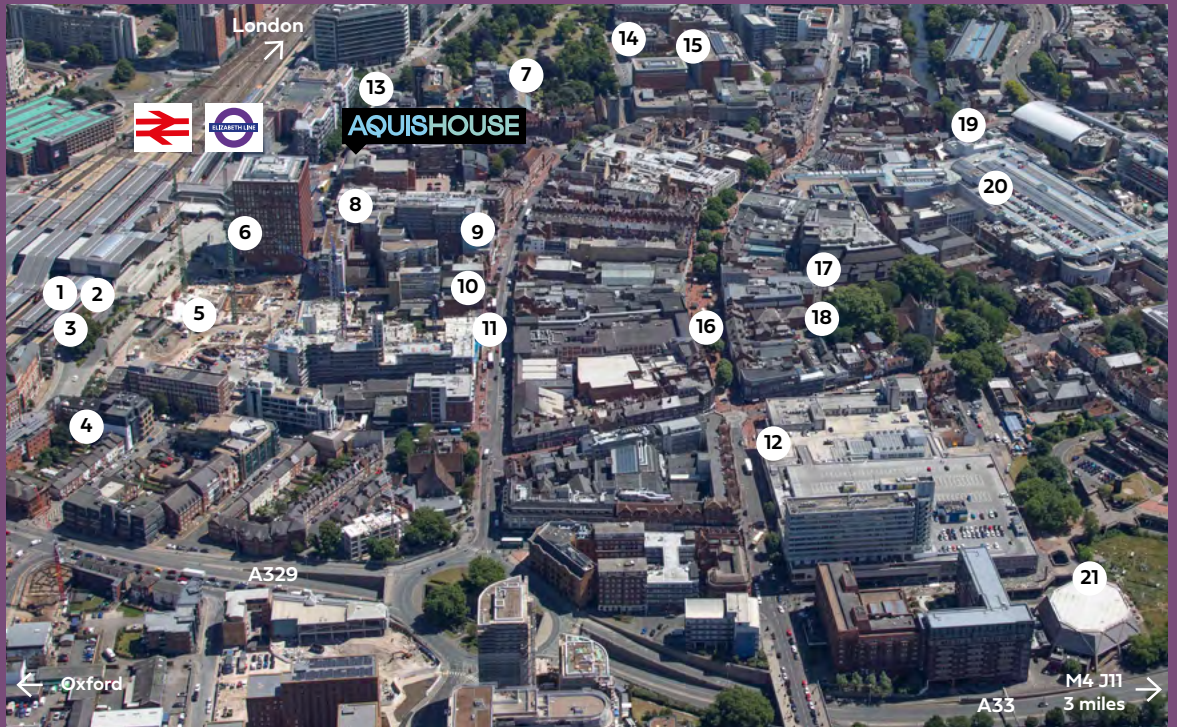
Pret Station Hill



John Lewis Broad Street



Bill's restaurant



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