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# **SMALL OFFICE SUITES TO LET**

# AVAILBLE ON FLEXIBLE, ALL INCLUSIVE TERMS

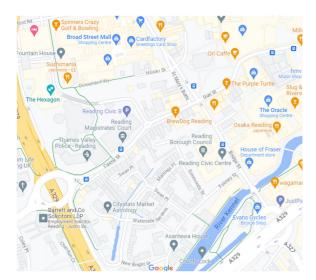
From 120 SQ FT to 476 SQ FT



51 CASTLE STREET READING BERKSHIRE RG1 7SR PARKINSONRE.CO.UK

#### **LOCATION**

51 Castle Street occupies a prominent location on Castle Street in the heart of Reading Town Centre. It is within a convenient walking distance of The Oracle Shopping Centre and a full range of other town centre amenities, including the Station with excellent rail links to London Paddington, Waterloo and the National rail network. There are a number of public car parks within few minutes walk.



#### **DESCRIPTION**

The available space has been refurbished to provide small self-contained office suites in an attractive period building. All tenants will have access to the communal kitchen and W/C's as well as a furnished reception area. There is access from the front and rear of the building with an area available for bike storage. In addition there is potential for a separate meeting room at lower ground floor level.

## **TERMS**

The suites are available on a flexible basis subject to a minimum 12 month term.

The rent is inclusive of business rates, service charge and energy costs.

#### **ACCOMMODATION**

| FLOOR                   | SQ FT | RENT P.A. |
|-------------------------|-------|-----------|
| Suite 1<br>Ground Floor | 170   | £5,100    |
| Suite 2<br>Ground Floor | LET   | LET       |
| Suite 3<br>First Floor  | LET   | LET       |
| Suite 4<br>First Floor  | LET   | LET       |
| Suite 5<br>Second Floor | 476   | £14,280   |
| Suite 6<br>L/Grd Floor  | LET   | LET       |
| Suite 7<br>L/Grd Floor  | 218   | £5,450    |

| TOTAL 1,166 |
|-------------|
|-------------|

#### **AMENITIES**

- Attractive Period Office Building
- Newly Refurbished
- Furnished reception area
- Kitchen
- Male/Female WC's
- Gas fired central heating
- Free Wi-Fi
- Self-Contained office suites
- Door entry system

### **VAT**

VAT is excluded from all figures quoted.

#### **CONTACT/VIEWING**

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