

SMALL OFFICE SUITES TO LET

**AVAILABLE ON FLEXIBLE, ALL INCLUSIVE
TERMS**

From 120 SQ FT to 476 SQ FT



**51 CASTLE STREET
READING
BERKSHIRE
RG1 7SR**



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 Ground Floor	170	£5,100
Suite 2 Ground Floor	LET	LET
Suite 3 First Floor	LET	LET
Suite 4 First Floor	LET	LET
Suite 5 Second Floor	476	£14,280
Suite 6 L/Grd Floor	LET	LET
Suite 7 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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