



7-11 Cross Street

First Floor, Reading, RG1 1ST

**First floor office to let,
Reading town centre.**

743 sq ft
(69.03 sq m)

- Town Centre Location
- Air Conditioning
- 3 Minutes Walking Distance to Station
- First Floor Office
- Entryphone system
- Rental figure is inclusive of service charge excluding electricity

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Summary

Available Size	743 sq ft
Rent	£15,500 per sq ft Rent is inclusive of service charge
Rates Payable	£8.23 per sq ft
Rateable Value	£12,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

First floor town centre office. The suite was lightly refurbished prior to the current tenant occupation and benefits from fully operational air conditioning as well as suspended ceilings, perimeter trunking and entryphone system. There is access to male and female WCs and kitchenette.

The annual rental figure is inclusive of service charge excluding electricity which is separately metered. Small business rates relief may apply, applicants should make their own enquiries with the charging authority.

Location

Centrally located in Reading town centre. The property is conveniently located close to Reading station and surrounded by excellent local amenity including coffee shops, retail, gyms and hotels.

Accommodation

Name	sq ft	sq m	Availability
1st	743	69.03	Available
Total	743	69.03	



Viewing & Further Information



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