



3 Queens Road

Reading, RG1 4AR

**High quality refurbished
office building in Reading
town centre.**

3,648 to 7,550 sq ft
(338.91 to 701.42 sq m)

- Convenient town centre location
- VRF Heating and Cooling
- Onsite parking
- LED Lighting
- WCs and Showers on each floor
- Alternative uses considered for Ground floor (stp)

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Summary

Available Size	3,648 to 7,550 sq ft
Rent	£20 - £27 per sq ft
Business Rates	As below based on 2026 List
Service Charge	£7.37 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

Description

3 Queens Road has been refurbished to provide contemporary finishes with two suites available:

Ground Floor – CAT A: Recently refurbished with a sleek industrial-style finish, featuring exposed services, new LED lighting and excellent natural light.

Third Floor – Fully Fitted “Plug & Play”: Ready for immediate occupation, the suite is fully fitted with a mix of open-plan desking, meeting rooms and breakout space, allowing businesses to benefit from reduced fit-out costs and an efficient move-in process.

The building also benefits from modern WC and shower facilities on each floor, lift access and secure on-site parking.

A new effective FRI lease (via service charge) is available from the landlord on terms to be agreed.

Location

3 Queens Road is exceptionally well located just a few minutes walk from Reading Station. The Elizabeth Line and fast mainline services provide direct, rapid connections to London, Heathrow, and the wider Thames Valley.

Tenants are within easy reach of an excellent array of cafés, restaurants, retail amenities and riverside leisure facilities. The nearby A33 gives quick access to the M4 motorway (Junctions 11 & 12), linking Reading conveniently to the wider national road network.

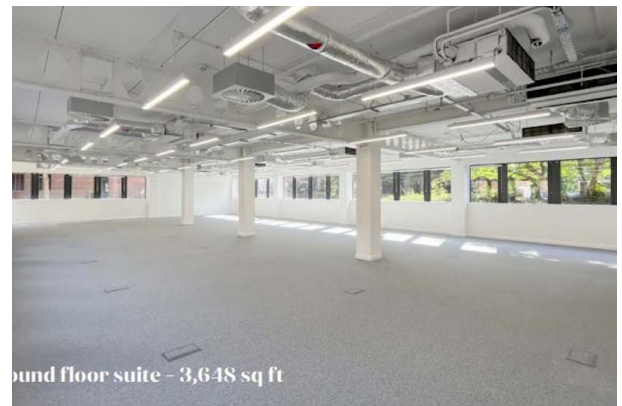
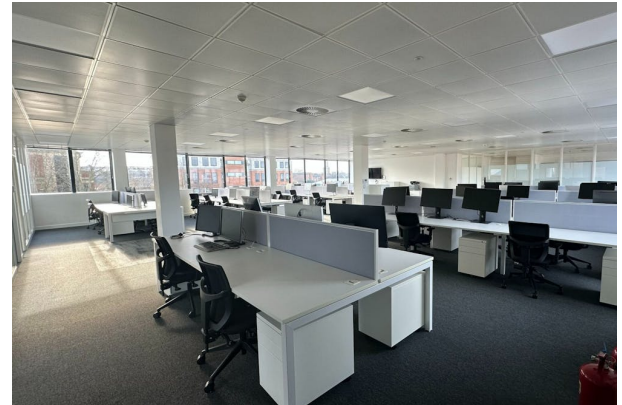
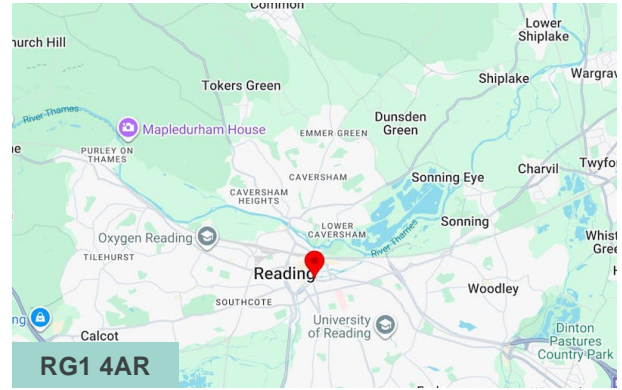
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable	Availability
Ground	3,648	338.91	£10.20 /sq ft	Available
3rd	3,902	362.51	£10.09 /sq ft	Available
Total	7,550	701.42		

Parking

2 parking spaces are available onsite per floor. Further parking can be made available by separate negotiation.



Viewing & Further Information



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