



LOCATION

The unit occupies a prominent position within Huntley Wharf’s new mixed use residential led development and sits on a prime riverside location. It comprises 765 new homes and both Reading town centre and train station are within a 10 minute walk.

ACCOMODATION

The property is arranged over the ground floor providing the approximate floor areas:

	SQ FT	SQ M
Ground Floor	2,386	221.6
TOTAL	2,386	221.6

The unit will be delivered to an enhanced shell specification and is available for a variety of different retail and leisure uses. An external seating area can be made available – subject to agreement.

TENURE

The premises are available by way of a new 10 year FRI lease.

RENT

£49,500 per annum.

SERVICE CHARGE

£2.45 per sq ft.

RATES

Rates to be re-assessed.

TIMING

Available immediately.

ENERGY PERFORMANCE CERTIFICATE

EPC available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering legislations, McMullen Real Estate are required to undertake checks on all prospective tenants. This may include verification of identity, proof of and source of funds.

CONTACTS

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