



To Let

14-18 Alfred Street, Reading RG1 3AR

- Brilliant frontage opportunity
- Located close to Chatham Place multi storey car park
- Accommodation available from 1,000 sq ft - please ask for further details
- Situated in a substantial regeneration site comprising:
 1. 11,500 sq ft of retail/leisure space
 2. 590 space of Q Parks car park
 3. 909 high end apartments in the neighbouring developments of Chatham Place and Emporium House
- Interesting location for health, leisure and office operators (amongst others)
- Neighbouring retailers include Hotpod Yoga and Stevensons School wear

Ground floor sales	2,055 sq ft
Rent	£39,000 p.a. exclusive
Est. service charge	TBC
Est. buildings insurance	TBC
Rates Payable	£17,483 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERM	A new FRI lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£31,500. 2026 List.
EPC	An EPC has been commissioned
VAT	VAT is payable

Richard Duncan

Retail and Leisure

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Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.



Transaction



Management



Advice

Project Logo

Notes

Do not scale from this drawing.
All dimensions are to be checked on site and any discrepancies noted in writing to the Project Manager.
All dimensions are in millimeters unless noted otherwise.

Rev.	Date	Description	Drawn	Checked
E	07.01.13	TENDER	AD	JD
F	13.02.13	Generator room/Switch room change	AD	JD
G	06.03.13	Grid updated Doors updated Kitchen/Bathrooms updated Access hatch added	AD	JD
H	08.04.13	Updated to include post tender requirements	AD	JD
J	04.09.13	ISSUED FOR CONSTRUCTION Concrete reveals to lift shaft added	AD	JD
K	07.02.14	Amended mailbox location and feature wall	NAG	XB
L	08.10.14	Amended wall types and updated dims.	JTJ	XB
M	13.01.14	Issued for Door Schedule information	JTJ	XB
N	20.01.16	Blue and Red line provided for commercial unit plan	NQ	XB



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Key Plan

South Block-Ground Floor Plan

Chatham Place Phase 2

Scale At A1: 1:50 Job Number: 1374
Date: JANUARY 2016 Drawing: NQ
Drawing Status: RECORD Checked: XB
Drawing Number: 1374-SB-G200-P-00 Revision: N

South Block Plan Ground Level

