



OFFICE TO LET

24-28 QUEEN VICTORIA STREET

Reading, RG1 1TG

The property comprises an attractive mid-terrace period building with offices arranged over the upper three floors.

1,336 SQ FT (124.12 SQ M)

**CAMPBELL
GORDON.**

Summary

Available Size	1,336 sq ft
Rent	£16 per sq ft exclusive of VAT.
Rates Payable	£6.74 per sq ft Estimated for year ending March 2025. However, applicant must rely upon their own enquiries.
Service Charge	£4.48 per sq ft Estimated for year ending December 2022.
EPC Rating	E (105)

Description

The property comprises an attractive mid-terrace period building with offices arranged over the upper three floors.

Location

The property is located on Queen Victoria Street which is a prime pedestrianised street in the heart of Reading town centre. The building is adjacent to many national retailers and is a 1 minute walk from The Oracle retail and leisure complex.

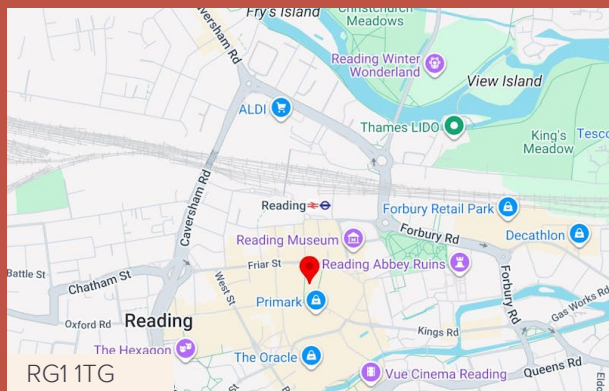
The property is located on Queen Victoria Street which is a prime pedestrianised street in the heart of Reading town centre. The building is adjacent to many national retailers and is a 1-minute walk from The Oracle retail and leisure complex.

The building is also situated within a 2-minute walk from Reading train station. Reading train station provides 200 trains a day to London Paddington with journey times as little as 23 minutes. With Reading now on the Tube Map, connections to Bond Street in 31 minutes and Canary Wharf in 47 minutes are now possible via the Elizabeth Line.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Part Floor (Fitted & Furnished)	1,336	124.12	Available
Total	1,336	124.12	



Viewing & Further Information



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