



To Let

Units 3, 4 & 8 Queens Walk, Reading RG1 7QE

- Part of Broad Street Mall shopping centre
- Close to the Hexagon Theatre
- Available for short term lettings, up to 5 years with a mutual rolling break from year 3
- Leases outside the Landlord and Tenant Act 1954
- Adjacent to Fountain House, office tower
- Available to let as individual units or together

	Unit 3	Unit 4	Unit 8
Area	GF: 2,246 sq ft Bsmnt: 368 sq ft	GF: 1,117 sq ft Bsmnt: 406 sq ft FF: 540 sq ft	GF: 1,098 sq ft Bsmnt: 199 sq ft FF: 524 sq ft
TOTAL	2,614 sq ft	2,063 sq ft	1,821 sq ft
Rent	On Application	On Application	On Application
Service charge:	£24,292.31 p.a.	£21,190.26 p.a.	£19,357.65 p.a.
Insurance:	£1,387.76 p.a.	£1,053.53 p.a.	£950.48 p.a.
Rates payable: (before discounts)	£7,800 p.a.	£6,120 p.a.	£5,280 p.a.
EPC	B	C	C

For more information please contact Hicks Baker

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USE	Class E
TENURE	Leasehold
TERM	Short term lettings, direct from the Landlord, for up to 5 years with a mutual rolling break from year 3
RATEABLE VALUE	3: £16,250. 4: £12,750. 8: £11,000. The unit is within the BIDS area which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.
VAT	VAT is payable

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Date of publication: August 2026



Transaction



Management



Advice

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

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