

TO LET



1st FLOOR 55 CHURCH STREET

Caversham Reading RG4 8AX

| TYPE | OFFICE |
|--------|-------------------------------|
| TENURE | LEASEHOLD |
| SIZE | 957 sq ft (89 sq m) |

KEY POINTS

- Well presented 1st floor office space
- > Kitchenette and WC facilities
- Separate meeting room
- > Walking distance to Reading railway station
- Car parking available

Location

Caversham is located just north of Reading Town Centre, within easy reach of Reading Railway Station. The property is situated on the south side of Church St, a short walk from the centre of Caversham.

Description

The property comprises the first-floor office space of a mixed-use office and retail building. The office is located directly above a Waitrose store.

Internally the property is open plan office accommodation with WC & kitchenette facilities, and a separate meeting room.

The property is available unfurnished.

Specification

- Open plan
- Double glazing
- Separate meeting room
- Kitchen facilities
- Male & Female WC's

Accommodation

We understand the Net Internal Floor areas (IPMS3) are as follows;

| Floor | sq ft | sq m |
|-------------|-------|------|
| First Floor | 957 | 88.9 |
| Total | 957 | 88.9 |

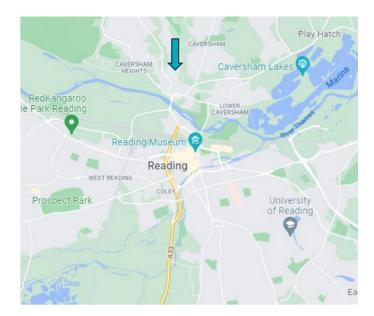
Terms

The first floor is available to let on a new FRI lease at competitive and flexible terms.

Rent on Application.

Business Rates

The Rateable Value for the first floor is £14,000.





Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which may be charged on the rent.

Energy Performance Asset Rating

EPC Rating: C (71)

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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