



Greyfriars Road · Reading RG1 1NU



TO LET

- Fully fitted second floor (2,720 sq ft)
- 3 minutes walk from Reading Train Station
- Next to Station Hill Development
- Excellent parking ratio of 1:680 sq ft

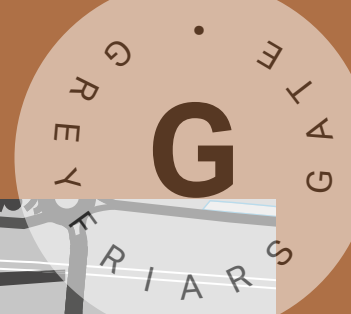
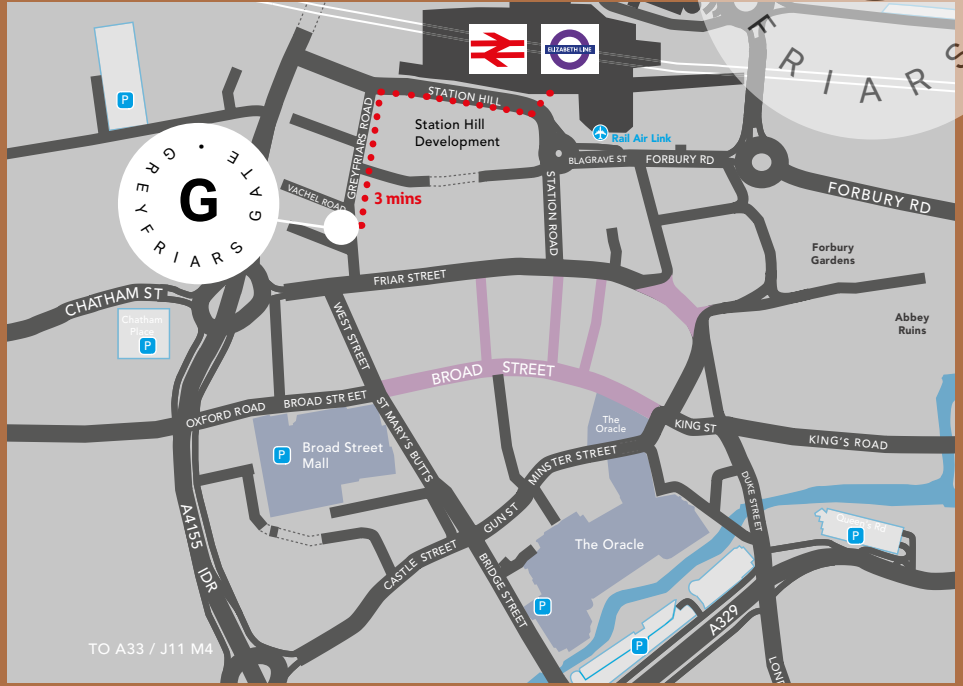


FULLY-FITTED OFFICES

The property is next to the burgeoning £850m Station Hill Development which will prove lifestyle-led space for retail, cafes, restaurants, and a new pedestrian link and open space between the station and town centre.

The 2nd floor offers contemporary fully fitted accommodation available for immediate occupation.

There is private and secure parking for 4 vehicles in the basement.



IN THE HEART OF READING



The Greyfriar pub



Carluccio's



Malmaison hotel

- 1 WHSmith
- 2 Hotel Chocolat
- 3 Starbucks Coffee
- 4 The Greyfriar pub
- 5 Station Hill development
- 6 Pret a Manger
- 7 Vino Vita
- 8 Malmaison
- 9 Novotel / Ibis
- 10 F45 Training

- 11 Friar Street
- 12 Biscuit Factory cinema
- 13 Roseate Hotel
- 14 Carluccio's
- 15 Broad Street
- 16 John Lewis
- 17 Bill's
- 18 London Street Brasserie
- 19 The Oracle
- 20 The Hexagon



WOLF Italian Street Food



Pret Station Hill



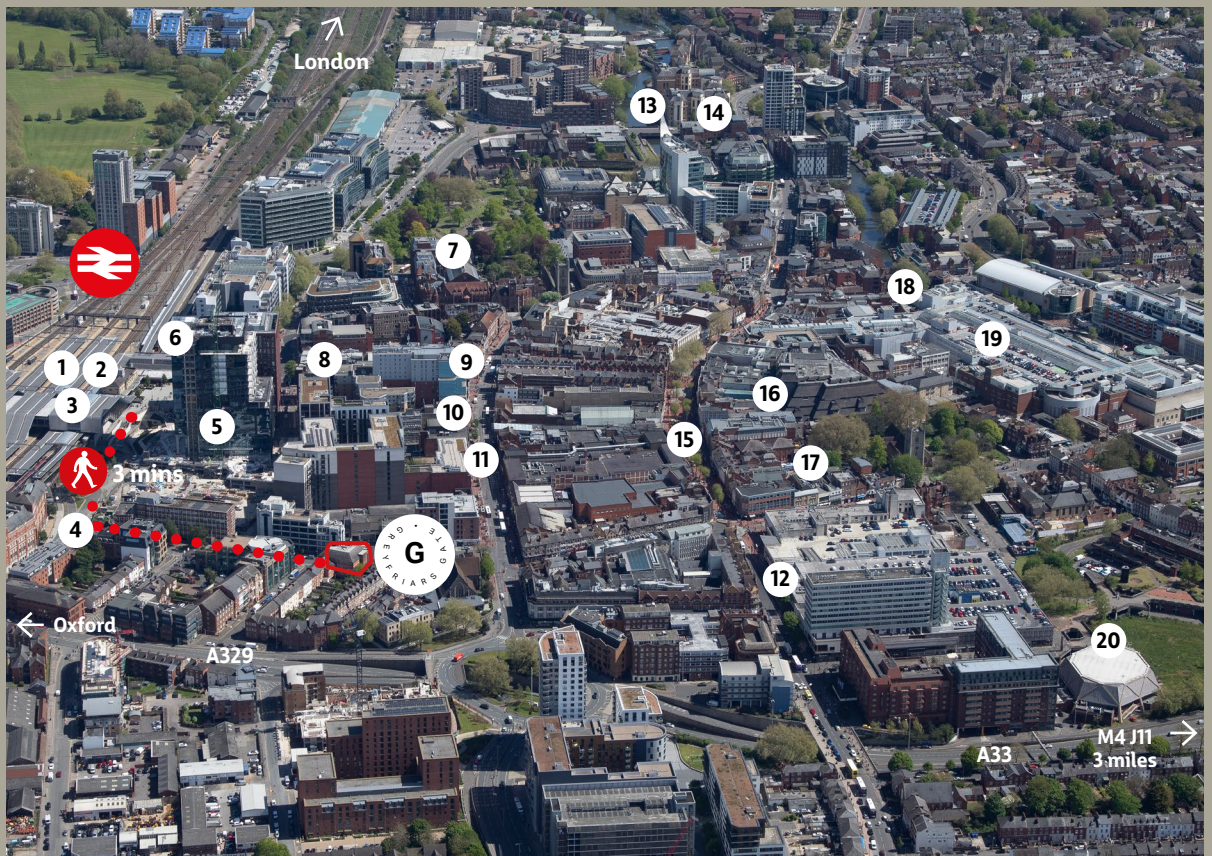
John Lewis Broad Street



Bill's restaurant



Apple Store at The Oracle



MODERN ACCOMMODATION



FEATURES



Fully-fitted offices



4 secure basement parking spaces (1:680 sq ft)



Refurbished WCs



Shower facilities



Air conditioning



100mm full access raised floors



Suspended ceilings with recessed LED lighting



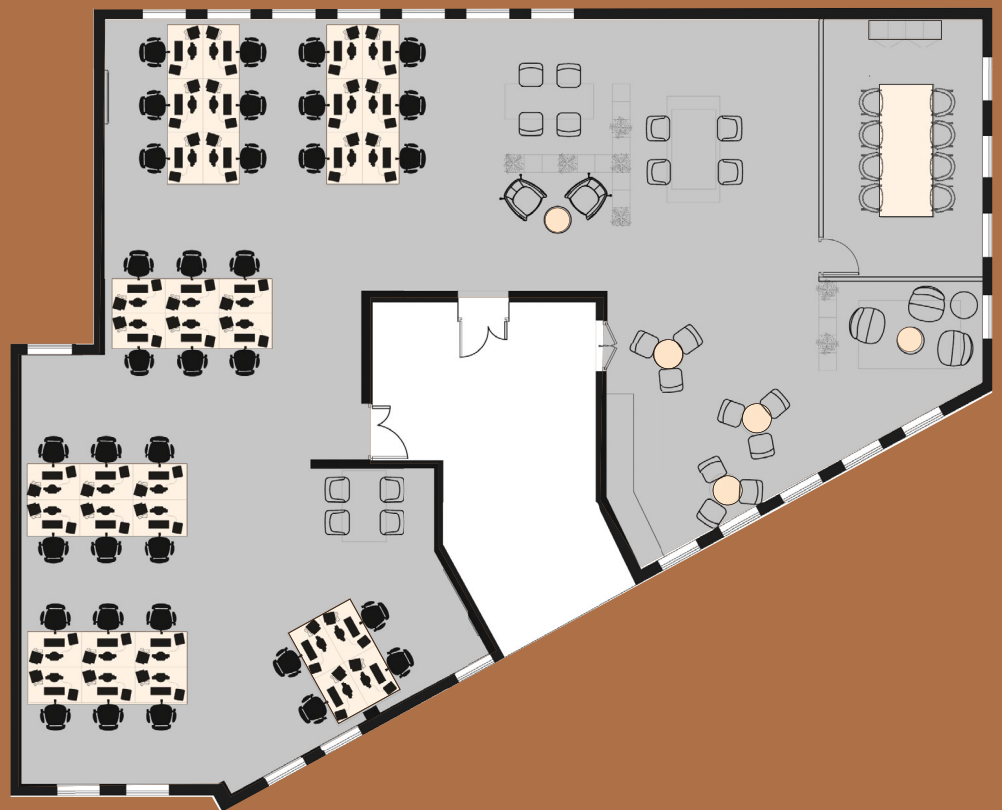
8 person passenger lift



EPC rating C(74)

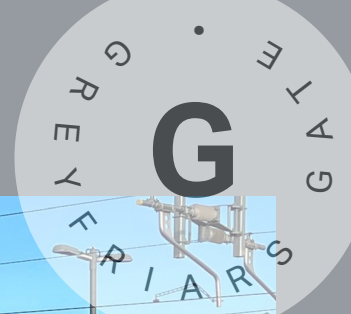
AVAILABILITY

	sq ft	sq m
Second floor	2,720	253
First floor	Let	
Ground floor	Let	





OUTSTANDING LINKS



Reading Station is a major UK transport hub and one of the most modern in the country.

Its Elizabeth Line service allows passengers to travel into and beyond central London without having to change trains.

Combining a mainline train with an Elizabeth Line service means the West End can be reached in around 30 minutes.

M4 Junction 11 is 3 miles to the south, via the A33, and provides links to the national motorway network.



greyfriarsgate.co.uk

VIEWING

Strictly by appointment with the joint agents.



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