



Greyfriars Road · Reading RG1 1NU



TO LET

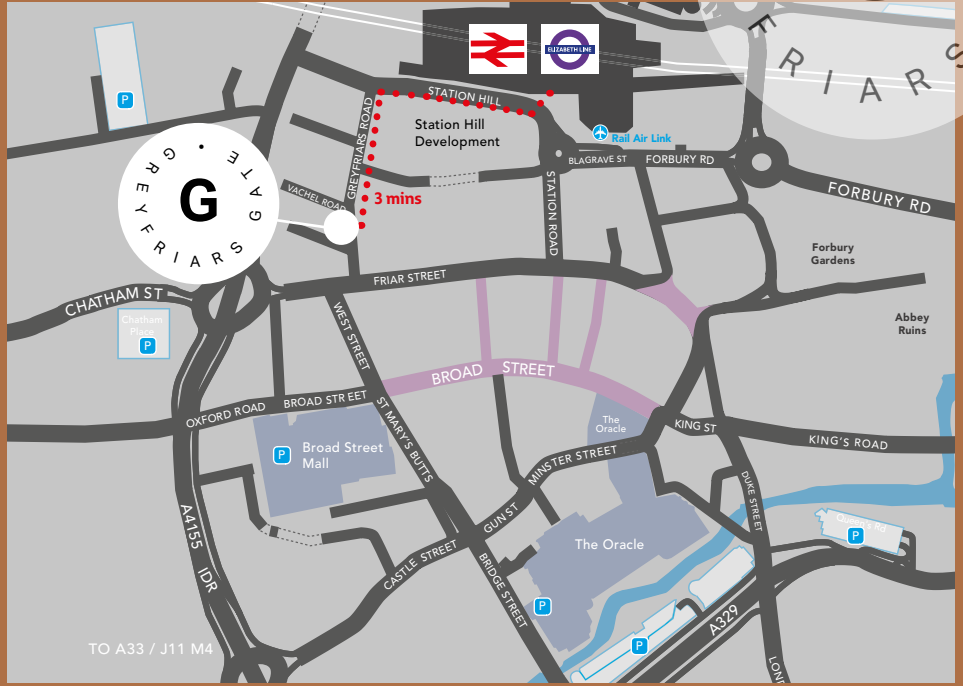
- Fully refurbished ground floor (2,640 sq ft)
- 3 minutes walk from Reading Train Station
- Next to Station Hill Development
- Basement parking

FULLY REFURBISHED OFFICES

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

The ground floor offers contemporary fully refurbished accommodation available for immediate occupation.

There is private and secure parking for 2 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



Notes Station Hill



Pret Station Hill



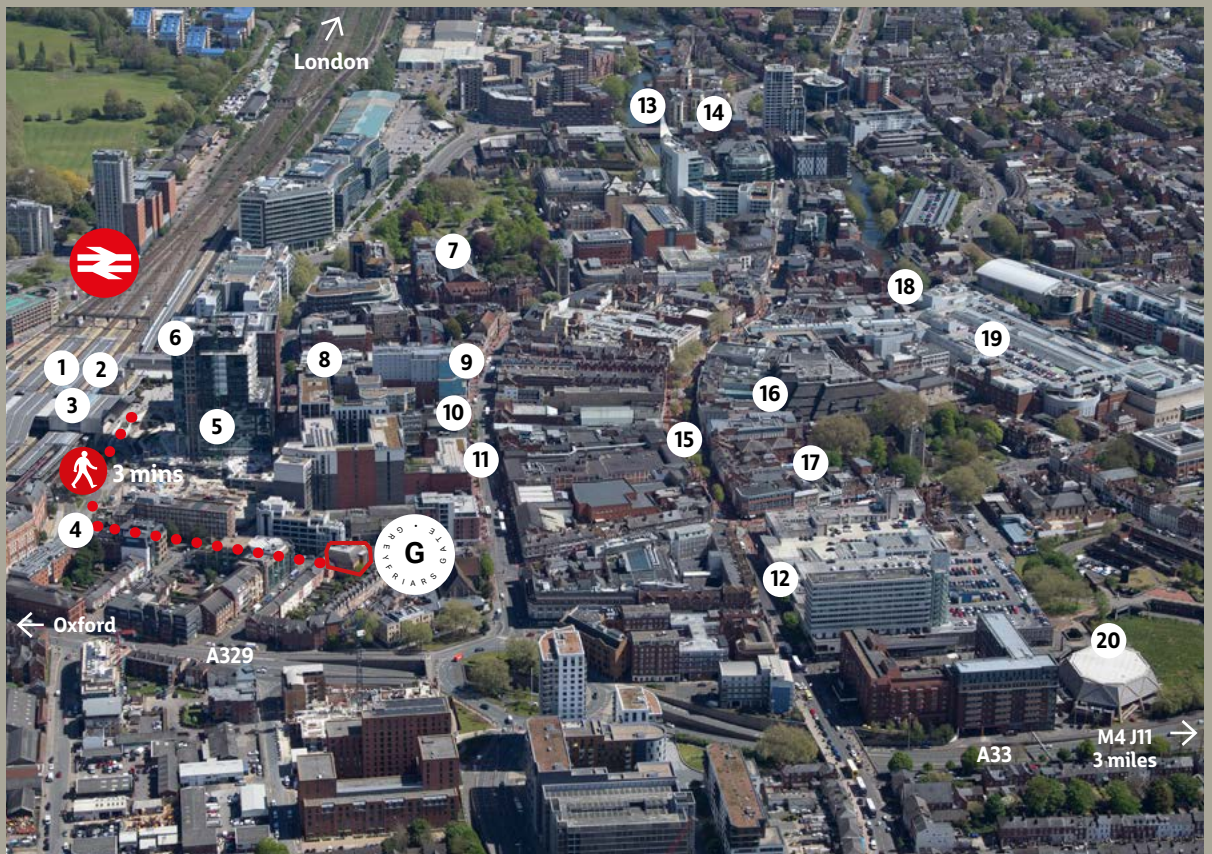
John Lewis Broad Street



Bill's restaurant



Apple Store at The Oracle



MODERN ACCOMMODATION



FEATURES



Fully refurbished offices



2 secure basement parking spaces



Refurbished WCs



Shower facilities



Air conditioning



100mm full access raised floors



Suspended ceilings with recessed LED lighting



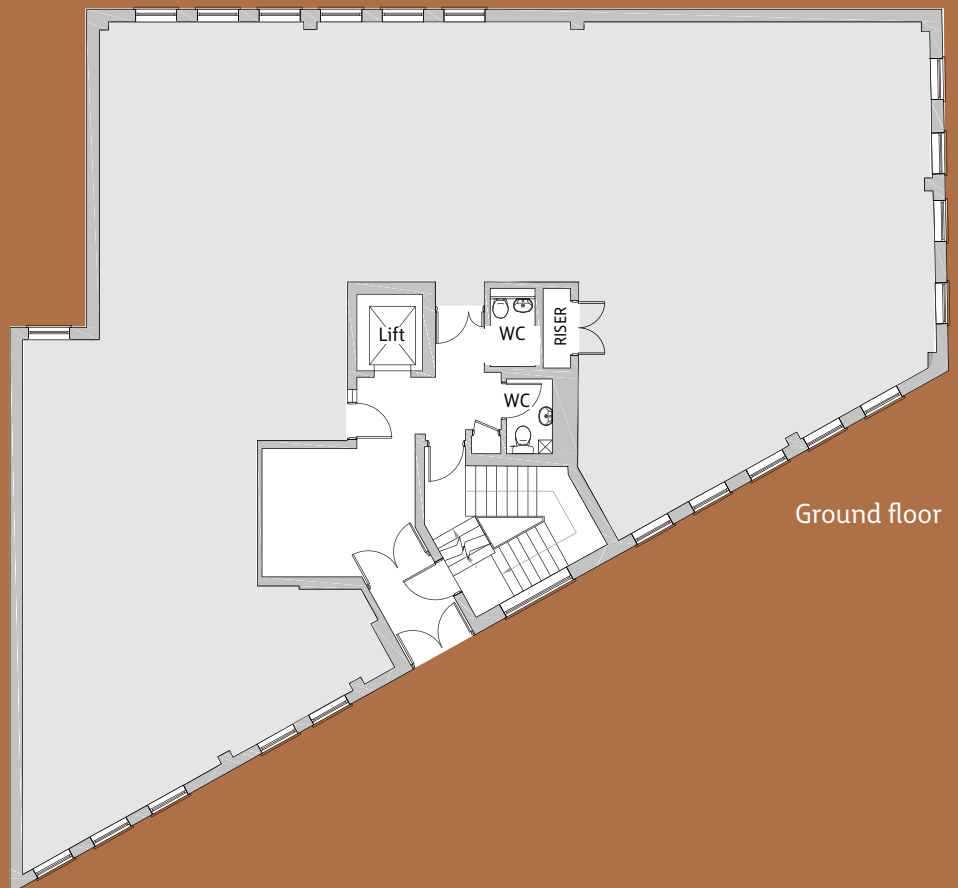
8 person passenger lift



EPC rating C(74)

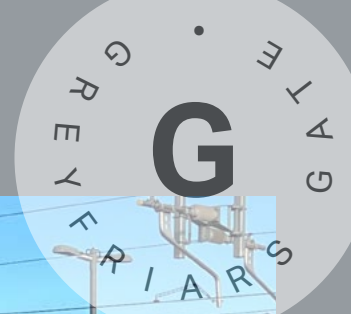
AVAILABILITY

	sq ft	sq m
Second floor	Let	
First floor	Let	
Ground floor	2,640	245





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.



Maddy Armstrong
marmstrong@lsh.co.uk
07889 048870

Jay Moore
jamoore@lsh.co.uk
07840 020072



Martin Conway FRICS
martin@chastonconway.co.uk
07816 757530

Nick Redding
nredding@chastonconway.co.uk
07864 378167

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