



OFFICE TO LET

## 14-16 CROSS STREET

Reading, RG1 1SN

There are two c.750sq ft suites for immediate occupation and proximity to Reading Station and The Oracle shopping centre

750 TO 1,533 SQ FT (69.68 TO 142.42 SQ M)

**CAMPBELL  
GORDON.**

# Summary

<b>Available Size</b>	750 to 1,533 sq ft
<b>Rent</b>	£18 per sq ft Exclusive of VAT.
<b>Rates Payable</b>	£6.60 per sq ft Estimated for year 2025/26. However applicant must rely on their own enquiries.
<b>Service Charge</b>	£8.01 per sq ft Estimated to year ending December 2024.
<b>VAT</b>	Applicable
<b>EPC Rating</b>	D (78)

# Description

The suites available are comprised of c.750 sq ft each on contiguous floors. The building is occupied by several tenants, creating a great working environment for a new occupier. The 2nd floor suite includes an open plan office, suspended ceilings, central heating, a kitchenette and 2 internal meeting rooms.

# Location

14-16 Cross Street is superbly located in Reading Town Centre. Its situation, within a 5-minute walk to Reading Station, is unrivalled in Reading and provides train links to London (Paddington) within 25-minutes via Great Western Railway, the Midlands and the West Country. Reading Station also benefits from the Elizabeth Line which travels across the West to East from Reading, through London, to Shenfield.

14-16 Cross Street enjoys access to the M4 J11 via the A33, M4 J10 via the A329 and A329(M), and M4 J12 via the A4 Bath Road.

There is also a Rail Air link - a half hourly luxury coach shuttle service from Reading to Heathrow which takes approximately 45 minutes.

# Accommodation

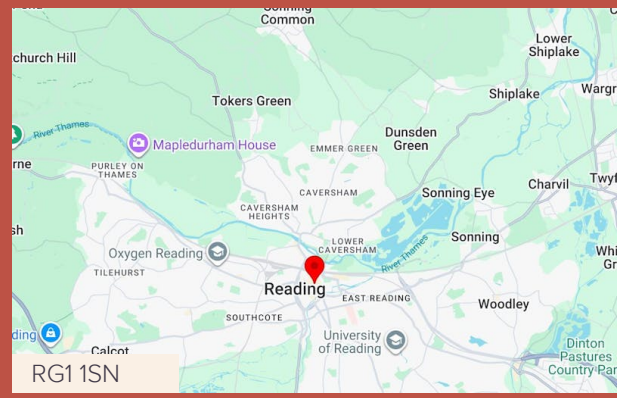
Name	Floor/Unit	sq ft	sq m	Tenure	Rent (sq ft)
2nd - Part 2nd Floor	2nd	783	72.74	To Let	£18
1st - Part 1st Floor	1st	750	69.68	To Let	£18
<b>Total</b>		<b>1,533</b>	<b>142.42</b>		<b>£18</b>

# Viewings

Viewings by appointment with the sole agent.

# Terms

Available to let on a new IRI lease for a term to be agreed.



# Viewing & Further Information



**George Twelves**

0118 959 7555 | 07570 616 009

george@campbellgordon.co.uk



**Rob Marson**

0118 959 7555 | 0777 846 7781

rob@campbellgordon.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/04/2026.