



## Duke Street Studios

10-14 Duke Street, Reading, RG1 4RU

**Modern refurbished office building in Reading town centre. Fully fitted office available.**

**1,444 to 5,786 sq ft**  
(134.15 to 537.54 sq m)

- High quality Reading town centre office
- Parking options available at a ratio of 1:580 sq.ft.
- Fully fitted suite available immediately
- Highly competitive rental tone
- Extensively refurbished building
- Brand new showers and bike racks
- Onsite coffee shop and deli

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## Summary

<b>Available Size</b>	1,444 to 5,786 sq ft
<b>Rent</b>	£22.50 - £30 per sq ft
<b>Rates Payable</b>	£10.50 per sq ft approx
<b>Rateable Value</b>	£47,000
<b>Service Charge</b>	£8.47 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,194	203.83	Under Offer
2nd	2,148	199.56	Available
3rd	1,444	134.15	Available
<b>Total</b>	<b>5,786</b>	<b>537.54</b>	

## Location

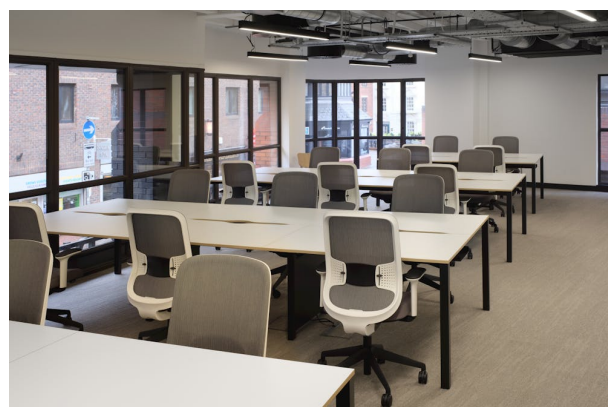
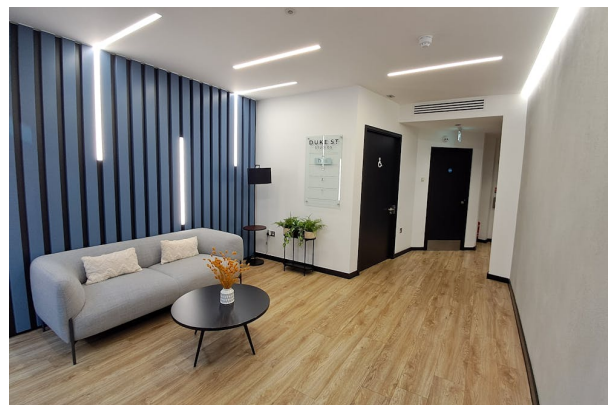
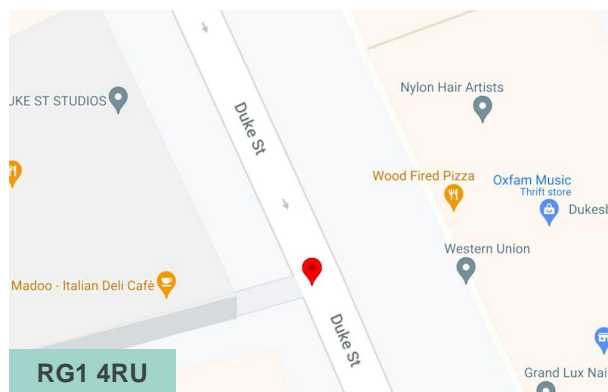
Duke St Studios is prominently located in Reading Town Centre, next to The Oracle Shopping Centre (1 min walk), which provides a wide range of shops, cafés, bars and restaurants.

Reading station with its excellent national train connectivity is just 5 minutes walk and you could be in Paddington in just over 30 mins from the front door.

In addition to the Oracle, nearby there are a wealth of international hotels, along with fitness and leisure facilities throughout the town.

## Description

Duke Street Studios offer 3 floors of available office suites in a modern significantly refurbished building. The first floor suite is fully fitted with desks, meeting rooms and an expansive contemporary break out/ co-working area. The two remaining upper floors are not currently fitted out. The building offers extensive onsite amenity offering with the very popular Madoo cafe and Mama's Way deli onsite. Within the building the facilities have been upgraded with new shower facilities, bike storage and improved WCs. Parking packages are available nearby at a ratio of 1:580 sq.ft. by negotiation.



## Viewing & Further Information



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