



## The Anchorage

34 Bridge Street, Reading, RG1 2LU

**Highly prominent, modern office building with part first floor space available in Reading town centre. Undergoing refurbishment.**

**2,783 sq ft**  
(258.55 sq m)

- Excellent town centre parking provision
- Office suite undergoing refurbishment to CAT A spec
- Impressive double height atrium
- Two brand new passenger lifts
- Full access raised floor and suspended ceiling
- Staffed reception
- Air conditioned space with new chillers

# The Anchorage, 34 Bridge Street, Reading, RG1 2LU

## Summary

<b>Available Size</b>	2,783 sq ft
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£12.51 per sq ft
<b>Rateable Value</b>	£68,000
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (71)

## Description

The Anchorage is a highly prominent office building located adjacent to the Oracle Shopping centre. The building is undergoing a program of refurbishment currently to deliver a good quality office suite and improvements to the reception. The building benefits from secure undercroft parking at a ratio of 1:695sq.ft.

## Location

Conveniently located in Reading Town centre the building is less than a minute walk from the Oracle Shopping Centre and its extensive amenity offering. There are quality hotels close by and fitness and leisure facilities within easy reach throughout the town. Reading is widely recognised as the commercial capital of the Thames Valley and offers excellent road and rail connectivity. There are regular trains to London Paddington in as little as 25 mins and the Elizabeth Line provides direct access to central London. Junction 11 of the M4 is less than 3 miles from the building.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Part 1st floor	2,783	258.55	Available
<b>Total</b>	<b>2,783</b>	<b>258.55</b>	



## Viewing & Further Information



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