



Unit 2 Windsor Square

Silver Street, Reading, RG1 2TH

Self contained commercial building with onsite parking. Available via sublease or assignment.

1,080 sq ft
(100.34 sq m)

- Self contained commercial building
- Air conditioning
- 5 parking spaces
- Walking distance to the town centre
- Sub-lease or assignment available
- Lease expiry Jan 2032

Unit 2 Windsor Square, Silver Street, Reading, RG1 2TH

Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 1,080 sq ft |
| Rent | £16 per sq ft |
| Rates Payable | £7.51 per sq ft |
| Rateable Value | £16,250 |
| Service Charge | N/A |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | £1,768 per annum |
| EPC Rating | A |

Description

Unit 2 is well-presented commercial unit situated within the popular Windsor Square development on Silver Street, Reading. The available accommodation is split over ground and first floors with 5 parking spaces. This commercial unit can be used for uses falling under class B1 and A2.

Location

Located just a short walk from central Reading, Unit 2 Windsor Square offers excellent transport connectivity. It is walking distance from Reading Railway Station, providing direct access to London Paddington (via the Elizabeth Line) and other key destinations. The unit also benefits from proximity to major road networks, including the M4, making it ideal for businesses requiring regional connectivity.

The surrounding area includes a mix of commercial, retail, and residential properties, along with local amenities such as cafes, shops, and gyms.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------------|--------------|---------------|--------------|
| Unit - 2 - sublease | 1,080 | 100.34 | Available |
| Total | 1,080 | 100.34 | |

Viewings

Strictly by prior appointment with the sole agents.

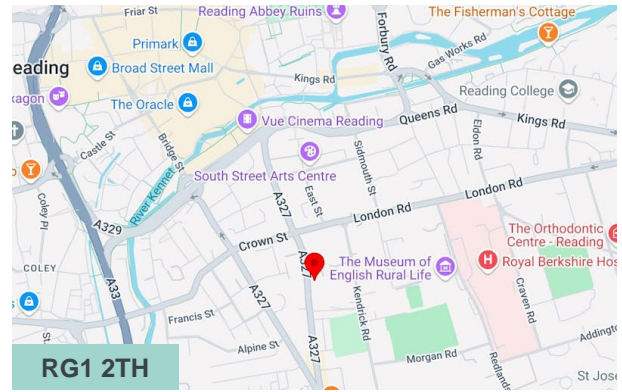
Terms

Available via sub-lease or assignment of the existing lease, expiring 14/01/2032. There is an upward only rent review at 2.5 years and 4.5 years.

The lease is excluded from sections 24-28 of the Landlord & Tenant Act 1954, Part II, as amended. Further details are available upon request.

VAT

We understand the property is NOT elected for VAT.



Viewing & Further Information



Harry Gornall-King

01189557075 | 07738104806
h.gornall-king@hicksbaker.co.uk



Dominic Faires MRICS

07967 375962
d.faires@hicksbaker.co.uk