



## Dog House

150 Friar Street, Reading, RG1 1HE

### Contemporary offices suites to let in Reading Town Centre

250 to 1,500 sq ft  
(23.23 to 139.35 sq m)

- High quality fitted and unfitted office suites available
- Member breakout space
- Communal kitchen and collaborative work space
- Short (3 min) walk from Reading Station and town centre amenities
- Onsite House Manager
- Flexible lease terms available from 12 months

# Dog House, 150 Friar Street, Reading, RG1 1HE

## Summary

<b>Available Size</b>	250 to 1,500 sq ft
<b>Rent</b>	From approx £2,100-£6,000 pcm (inclusive of service charge)
<b>Business Rates</b>	£4,650 - £9,700 p.a.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Dog House, Reading offers fully refurbished character office space, in an environment unique to Reading. The space retains many historic features, as a Grade II listed building, with an original, playful twist where exposed brick finishes, wooden floors and a grand staircase sit together with contemporary features such as Crittall framed doors to create an inspiring work space.

## Location

Dog House is prominently situated in the heart of Reading town centre, overlooking the junction of Cross St and Friar St, only 3 mins walk from the station. The building is close to an array of cafes, shops, bars and restaurants as well as wider town centre amenities.

## Accommodation

The accommodation comprises the following areas:

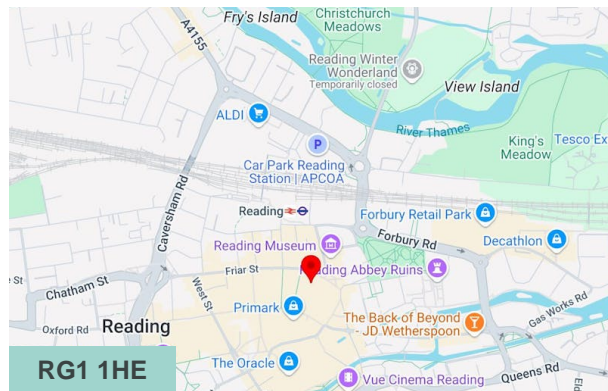
Name	sq ft	sq m	Availability
3rd - Unit 3.2 - Fitted	947	87.98	Available
2nd - Unit 2.2	248	23.04	Available
1st - Unit 1.2	269	24.99	Available
<b>Total</b>	<b>1,464</b>	<b>136.01</b>	

## Viewings

By prior appointment with the sole agents Hicks Baker

## Terms

Available on new lease terms.



## Viewing & Further Information



### Harry Gornall-King

01189557075 | 07738104806

[h.gornall-king@hicksbaker.co.uk](mailto:h.gornall-king@hicksbaker.co.uk)



### Dominic Faires MRICS

07967 375962

[d.faires@hicksbaker.co.uk](mailto:d.faires@hicksbaker.co.uk)