



OFFICE TO LET

30-31 FRIAR STREET

Reading, RG1 1DP

Office To Let, Reading

1,531 TO 8,053 SQ FT (142.23 TO 748.15 SQ M)

**CAMPBELL
GORDON.**

Summary

Available Size	1,531 to 8,053 sq ft
Rent	£14 per sq ft exclusive of VAT.
Business Rates	£8.55 - £9.38 - Estimated for year ending March 2026. However, applicant must rely on their own enquiries.
Service Charge	£9.97 per sq ft Estimated for year ending March 2025.
EPC Rating	D (91)

Description

30-31 Friar Street offers bright, flexible office space featuring air conditioning, suspended ceilings and perimeter trunking as well as a staffed reception and lift access. There are currently three available suites to let within the building. Flexible lease terms are available.

Location

The property is located on Friar Street. The building is adjacent to the main retail offering of Reading town centre; it is a short walk from the Oracle retail and leisure complex and is approximately 2 minutes from Reading train station.

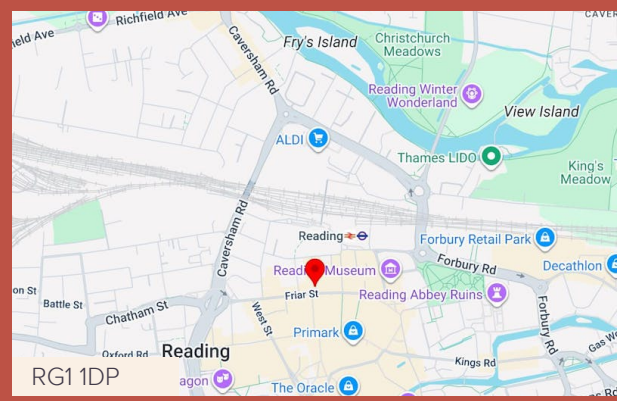
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Part North	3,456	321.07	Available
1st - Part South	1,533	142.42	Available
3rd - Part	1,531	142.23	Available
4th - Part	1,533	142.42	Available
Total	8,053	748.14	

Letting Information

Date available: Now



Viewing & Further Information



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