

FRIAR
ST.

30-31 Friar Street

30-31 Friar Street

30-31

Friar Street
Reading RG1 1DX

OFFICES TO LET
1,533 – 6,522 sq ft

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 only three remaining suites to let within the building.

Flexible lease terms are available.



Air
conditioning



Parking ratio
1:1,728 sq ft



Suspended
ceilings



Perimeter
trunking



Staffed
reception



Lift
access



EPC D



Station
2 minutes walk





Availability

Size:

1,533 – 6,522 sq ft (142.4 – 605.9 sq m)

	sq ft	sq m
Part 4th floor (South)	1,533	142.4
Part 1st floor (South)	1,533	142.4
Part 1st floor (North)	3,456	321.1
Total	6,522	605.9

4th floor

Z ←

1st floor



Location

The property is located on Friar Street. The building is adjacent to Reading town centre's main retail offering. It is a short walk from the 750,000 sq ft Oracle shopping centre with restaurants, cafés and bars, and is approximately 2 minutes from Reading train station.

There are international-quality hotels close by and there are fitness and leisure facilities throughout the town.. Thames Lido provides pool and spa facilities and tapas and main course menus.



Reading Station concourse



Thames Lido



The Oracle



Veevo



London St. Brasserie

BARS & RESTAURANTS

- 1 The Botanist
- 2 Honest Burger
- 3 All Bar One
- 4 Pizza Express
- 5 Franco Manca
- 6 The Real Greek
- 7 Côte Brasserie
- 8 TG! Fridays
- 9 Miller & Carter
- 10 London St. Brasserie
- 11 Carluccio's
- 12 The Reading Room
- 13 Valpy St Bar & Bistro
- 13 Veevo

CAFÉS

- 14 Caffè Nero
- 15 Costa
- 16 Picnic
- 17 Pret A Manger
- 18 Shed
- 19 Starbucks
- 20 Nando's
- 21 Subway

GYMS & SWIMMING

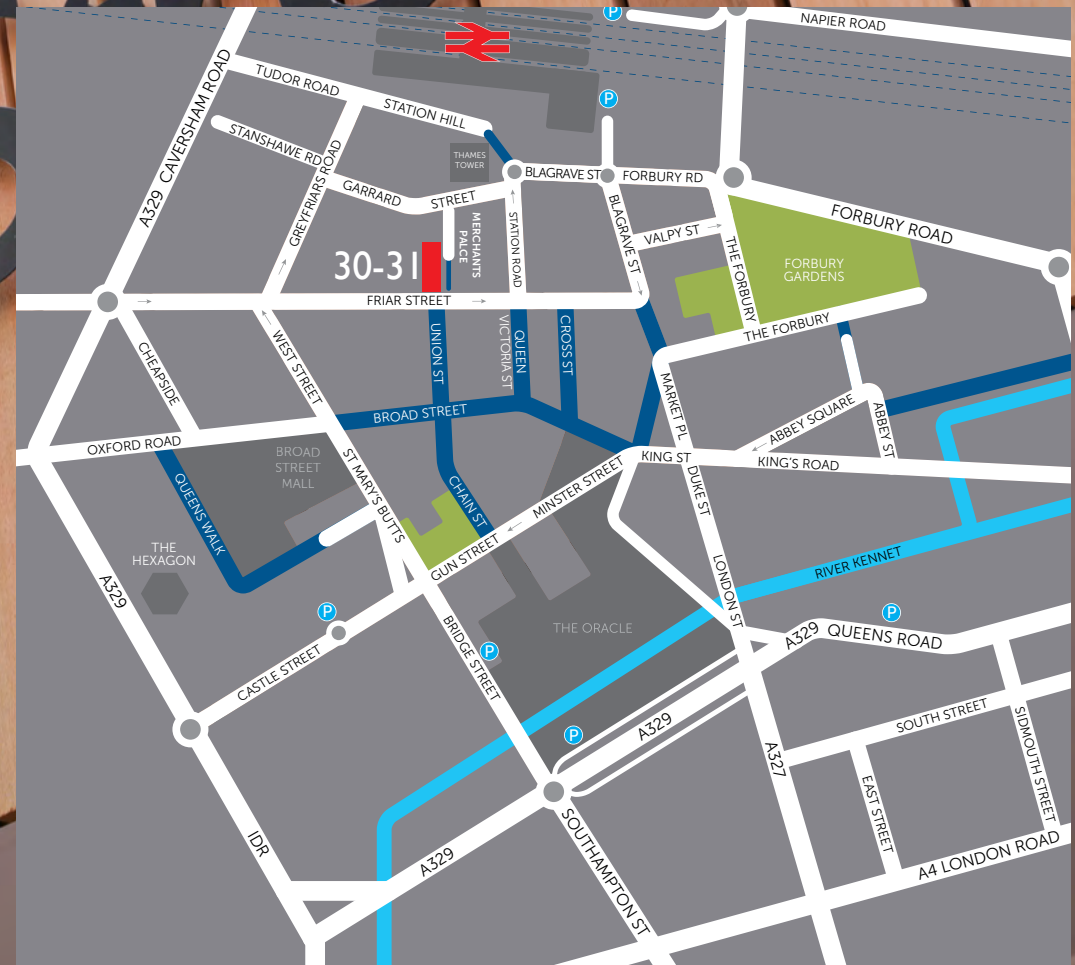
- 22 F45
- 23 Buzz Gym
- 24 Thames Lido

HOTELS

- 25 Ibis
- 26 Malmaison
- 27 Mercure George
- 28 Novotel
- 29 Penta
- 30 Roseate



30-31 Friar



Terms

Rates, rent on application

Viewings

Available via joint agents:

Hicks Baker
www.hicksbaker.co.uk
0118 959 6144

Steve Head

s.head@hicksbaker.co.uk
07900 912050

Harry Gornall-King

h.gornall-king@hicksbaker.co.uk
07738 104806

**CAMPBELL
GORDON**

0118 959 7555
campbellgordon.co.uk

Rob Marson

rob@campbellgordon.co.uk
07778 467781

Tom Edgington

tom@campbellgordon.co.uk
07767 162009

The agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Rents quoted may be subject to VAT in addition. These particulars were prepared in October 2021.