



## 7-11 Cross Street

First Floor, Reading, RG1 1ST

**First floor office to let,  
Reading town centre.**

**743 sq ft**  
(69.03 sq m)

- Town Centre Location
- Air Conditioning
- Perimeter Trunking
- 3 Minutes Walking Distance to Station
- First Floor Office
- Recent Light Refurbishment
- Entryphone system

# 7-11 Cross Street, First Floor, Reading, RG1 1ST

## Summary

<b>Available Size</b>	743 sq ft
<b>Rent</b>	£15 per sq ft
<b>Rates Payable</b>	£8.23 per sq ft
<b>Rateable Value</b>	£12,250
<b>Service Charge</b>	£4.95 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E

## Description

First floor town centre office. The suite was lightly refurbished prior to the current tenant occupation and benefits from fully operational air conditioning as well as suspended ceilings, perimeter trunking and entryphone system. There is access to male and female WCs and kitchenette.

## Location

Situated in Reading town centre.

## Accommodation

Name	sq ft	sq m	Availability
1st	743	69.03	Available
<b>Total</b>	<b>743</b>	<b>69.03</b>	



## Viewing & Further Information



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