



The Maltings

Fobney Street, Reading, RG1 6BT

**The Maltings provides
stylish office space in a
highly convenient town
centre location.**

1,419 sq ft
(131.83 sq m)

- Attractive period features
- 2 mins walk to the The Oracle
- 10 minutes walk to Elizabeth Line
- Town centre location
- Class E use
- Attractive riverside location
- First floor office space

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Summary

Available Size	1,419 sq ft
Rent	Rent on application
Rates Payable	£5.87 per sq ft From April 2026. Applicants should undertake their own due diligence on business rates.
Rateable Value	£16,500
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (33)

Description

The Maltings provides good quality office space in a highly convenient town centre location. Following an extensive refurbishment many period features have been retained, combining with a high standard refurbishment throughout to create a unique, high quality working environment overlooking the River Kennet. The available suite on the first floor will be available from Q2 2026 although may be sooner by negotiation.

Location

Located in the heart of Reading town centre, The Maltings occupies a very attractive position overlooking the River Kennet yet is within a couple of minutes' walk of The Oracle with all of its shops, leisure and parking facilities.

Viewings

By prior appointment with the sole agents.

Terms

A new effective FRI lease (via service charge) is available from the landlord on terms to be agreed.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)	BER	Availability
1st	1,419	131.83	£18.50	B	Available
Total	1,419	131.83	£18.50		



Viewing & Further Information



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