

Campbell Gordon Limited, 9th Floor, Reading Bridge House, George Street, Reading, Berkshire RG1 8LS

**26-28 Queen Victoria Street
Reading
Berkshire
RG1 1TG
OFFICES TO LET – 1,336 SQ FT****Description**

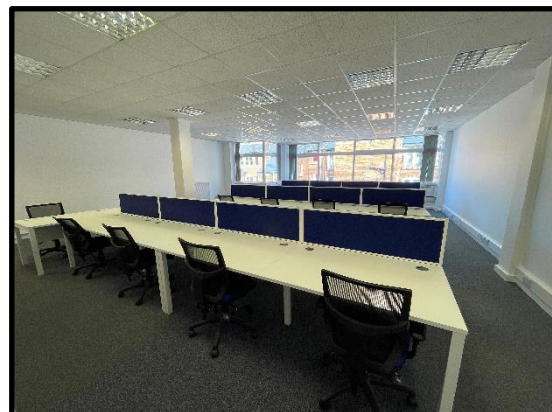
The property is an attractive Grade II listed mid-terrace building with offices arranged over the upper three floors.

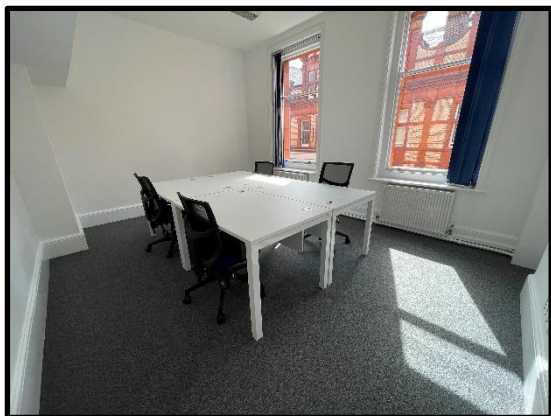
Floor	Sq.ft
2 nd Floor suite	1,336

Specification

The specification includes:

- Perimeter trunking
- Intercom/Access System
- Redecorated suite
- Male & Female WCs
- Communal Kitchen





Rent

The quoting rent is £16.00 per sq.ft.

Terms

The property is available by way of a new FRI lease direct from the Landlord. Further details available upon request.

Business Rates

We recommend all interested parties make their own enquiries with Reading Borough Council regarding business rates.

Viewing

Strictly by prior appointment with the sole agent:

Campbell Gordon, 9th Floor Reading Bridge House, George Street, Reading, RG1 8LS.
Tel: 0118 959 7555.

Location

Postcode: RG1 1TG
what3words: paid.steer.movie

The property is located on Queen Victoria Street which is a prime pedestrianised street in the heart of Reading town centre. The building is adjacent to many national retailers and is a 1-minute walk from The Oracle retail and leisure complex.

The building is also situated within a 2-minute walk from Reading train station. Reading train station provides 200 trains a day to London Paddington with journey times as little as 23 minutes. With Reading now on the Tube Map, connections to Bond Street in 31 minutes and Canary Wharf in 47 minutes are now possible via the Elizabeth Line.

All areas approximate net internal measured in accordance with RICS/ISVA code of measuring practice 6th edition)
(Note: we have not tested the building services and we give no warranty as to their condition or operation)

Subject to Contract

October 2024

Misrepresentation Act: Campbell Gordon (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permission 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 representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Campbell Gordon (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.