



TO LET



Reading

7-11 Cross Street

RG1 1ST

£15.00 per sq ft

- First floor offices
- Town centre location
- Walking distance to train station
- Air conditioning
- Suspended ceiling
- Entryphone system
- Communal toilet and kitchen facilities

First floor offices to let

ACCOMMODATION	sq ft	sq m
First Floor	743	69

Measured in accordance with IPSPM3 as per Code of Measuring Practice 2nd edition

TERMS

A new lease is available direct from the landlord on terms to be agreed.

RENT

£11,145 per annum exclusive

RATES

Rateable Value: £9,900

Uniformed Business Rate Multiplier (2022 -23) - 49.9 pence

The property may qualify for small buisness rates relief. Applicants should make their own enquires to the Reading Borough Council.

SERVICE CHARGE

A sevice charge is levied for the upkeep of the common parts of the building. Currently approx £4.95 per sq. ft.

EPC

E (108). A full certificate is available on request.

VAT

The property is elected for VAT. stated

LEGAL COSTS

Each party to pay its own legal costs.

For more information please contact **Hicks Baker**




☎ 0118 959 6144 ✉ info@hicksbaker.co.uk

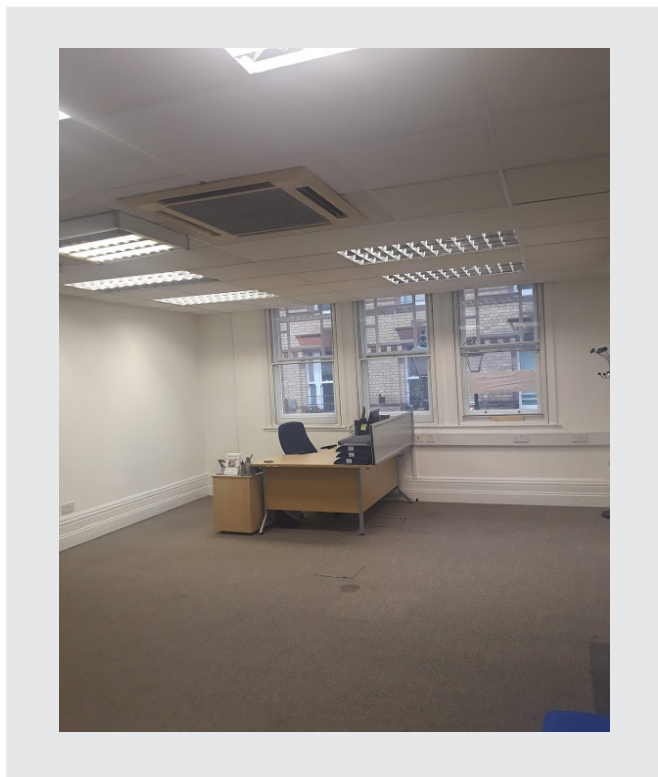


Description

The property comprises of 2 storeys of offices above a retail unit. The available first floor accommodation is accessed via the main communal staircase directly from Cross street. The suite which has recently had a light refurbishment contains fully operational air conditioning as well as suspended ceilings and perimeter trunking. There is access to male and female WCs and small kitchenette.

Location

	M4 Jct 11	4.1 miles
	M4 Jct 12	6.1 miles
	M25	24 miles
	London Paddington	FJT 25 minutes
	London Waterloo	FJT 1 hour 1 minute
	Elizabeth Line	TFL services to London
	Railair coach to Heathrow	1 hour 12 mins
	Heathrow by train	55 minutes
	Gatwick by train	1 hour 24 minutes
	Postcode	RG1 1ST
	What 3 words	///dream.scale.skill



Date of publication: June 2022

Code for Leasing Business Premises

We strongly recommend you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website. [Click here.](#)

Misrepresentations Act 1967

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