



OFFICE TO LET

3 QUEENS ROAD

Queens Road, Reading, RG1 4AR

3 Queens Road provides contemporary office space in Reading town centre, with fitted or open plan space available.

3,648 TO 7,550 SQ FT (338.91 TO 701.42 SQ M)

**CAMPBELL
GORDON**

Summary

Available Size	3,648 to 7,550 sq ft
Rent	£20 - £27 per sq ft exclusive of VAT.
Business Rates	Estimated rates for year ending 31 March 2026 are £12.91 - £13.08 per sq ft. However, applicants must rely on their own enquiries with the rating authority.
Service Charge	£6.87 - £7.37 per sq ft - year ending 31 March 2026.
Legal Fees	Each party to bear their own costs
EPC Rating	B (40)

Description

3 Queens Road provides contemporary office space in Reading town centre, with two suites currently available.

The Ground Floor suite has been refurbished with an exposed services design and LED lighting. Alternative use classes may be considered subject to planning consent.

On the Third Floor is a fully fitted and furnished suite benefitting from open plan workstations, meeting rooms, kitchen and breakout space.

WCs and shower facilities have been upgraded and are located on each floor, with access provided to the floors by a destination controlled lift.

On-site car parking for 2 cars per floor is provided. Additional car parking spaces can be provided by way of separate negotiation.

Location

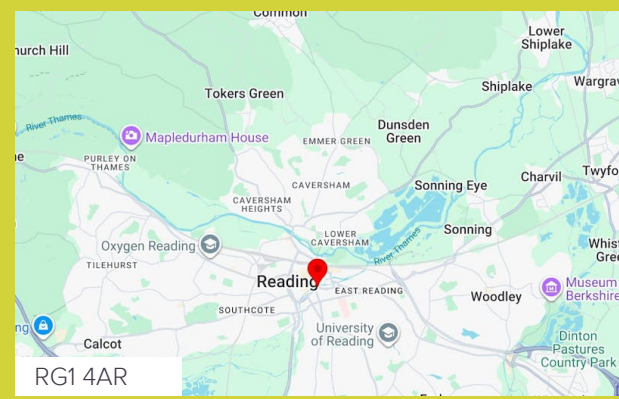
3 Queens Road is located in the heart of Reading town centre, with The Oracle shopping centre and a variety of other amenities on the doorstep. Located within half a mile of Reading Station and with easy access of the nearby A4 & A33, the building is handily located whether travelling by public transport or car.

Rapid train connections to London are available in just 23 minutes, with the Elizabeth Line providing services into the City and beyond.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Rent	Rates Payable	Service charge	Fitout Concept
3rd	3,902	362.51	£27 /sq ft exclusive of VAT.	£12.94 /sq ft	£7.37 /sq ft	CAT B
Ground	3,648	338.91	£20 /sq ft exclusive of VAT.	£13.08 /sq ft	£6.87 /sq ft	CAT A
Total	7,550	701.42				



Viewing & Further Information



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