



## The Anchorage

34 Bridge Street, Reading, RG1 2LU

**A highly prominent modern office building in Reading town centre.**

**2,257 to 23,469 sq ft**  
(209.68 to 2,180.34 sq m)

- Excellent town centre parking ratio of 1:695 sq.ft.
- Impressive double height atrium
- Two brand new passenger lifts
- Staffed reception
- Air conditioned space with new chillers

# The Anchorage, 34 Bridge Street, Reading, RG1 2LU

## Summary

<b>Available Size</b>	2,257 to 23,469 sq ft
<b>Rent</b>	Guiding mid £20s per sq.ft.
<b>Rates Payable</b>	£11.40 per sq ft Approx.
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (71)

## Description

The Anchorage is a highly prominent office building located adjacent to the Oracle Shopping centre. The building is undergoing a program of refurbishment currently to deliver a high quality office suites and an impressive modern reception area. The building benefits from secure undercroft parking at a ratio of 1:695sq.ft.. The high quality suites are available either together or separately.

## Location

Conveniently located in Reading Town centre the building is less than a minute walk from the Oracle Shopping Centre and its extensive amenity offering. There are quality hotels close by and fitness and leisure facilities within easy reach throughout the town. Reading is widely recognised as the commercial capital of the Thames Valley and offers excellent road and rail connectivity. There are regular trains to London Paddington in as little as 25 mins and the Elizabeth Line provides direct access to central London. Junction 11 of the M4 is less than 3 miles from the building.

## Accommodation

The accommodation comprises the following areas:

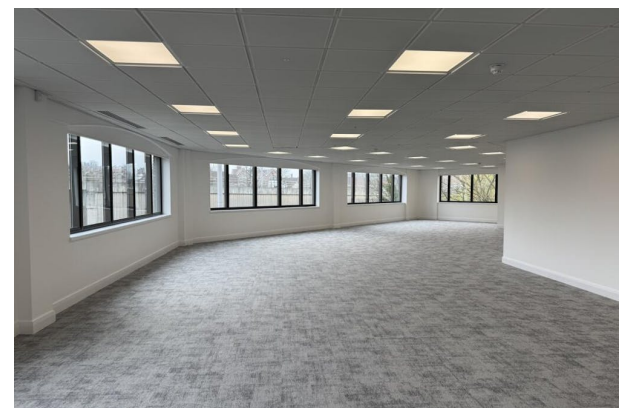
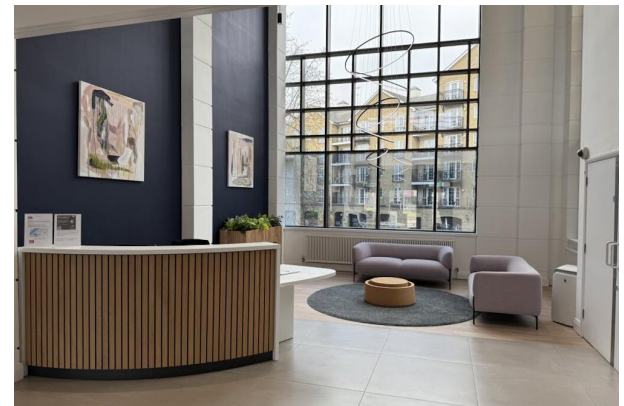
Name	sq ft	sq m	Availability
1st - Part 1st floor	2,850	264.77	Available
1st - Part first floor rear	2,257	209.68	Available
2nd	6,102	566.89	Available
3rd	6,098	566.52	Available
4th	6,162	572.47	Available
<b>Total</b>	<b>23,469</b>	<b>2,180.33</b>	

## Terms

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

## Business Rates

Applicants should satisfy themselves with the business rates position. Further information can be found on the Valuation Office Agency website.



## Viewing & Further Information



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