# TO LET

# OFFICE SUITES

# 405/351/756 SQ FT



**2ND AND 3RD FLOORS  
20 CROSS STREET, READING RG1 1SN**

## LOCATION

The property occupies an excellent town centre location in Cross Street surrounded by retail and leisure users. Reading rail station is within a 5 minute walk and provides an excellent service to London Paddington, Waterloo and the west country.

## DESCRIPTION

The property provides two self contained office suites on the upper floors with access via a separate ground floor entrance. The offices could be let separately or together and offer suspended ceilings, lighting ,carpeting and heating/air conditioning. There are shared kitchen and toilet facilities.

## ACCOMMODATION

**2nd floor 405 sq ft 37.6 sq m**

**3rd floor 351 sq ft 32.6 sq m**

**TOTAL 756 sq ft 70.2 sq m**

## AMENITIES

* Suspended ceiling
* Recessed lighting
* Carpeting
* Heating/Air conditioning

## LEASE

The property is available on the basis of a new effective full repairing and insuring lease via the service charge for a term to be agreed.

## RENT

Second Floor £6500 per annum exclusive

Third Floor £5500 per annum exclusive

## VAT

All prices quoted are exclusive of VAT

## SERVICE CHARGE

A service charge will be payable on each floor to cover the cost on security, fire maintenance, alarm system, general external repairs, cleaning of common parts and building insurance.

## BUILDING INSURANCE

The Landlord will insure the building and recoup the premium from the tenants.

## LEGAL COSTS

Each party to be responsible for their own proper legal costs. However should any party withdraw from this matter following solicitors being instructed then the landlords abortive legal costs will become payable.

## VIEWING

Strictly by appointment through   
the sole agent Walters Commercial  
**Shaun Walters**   
M: 07764 230561   
E: swalters@walterscommercial.co.uk