WALTERS COMMERCIAL

walterscommercial.co.uk

TO LET

Two self-contained quality office suites
Two minutes' walk to Reading Station
Second Floor 830 sq ft
Fourth Floor 782 sq ft



Blagrave House

17 Blagrave Street,Reading RG1 1QB

Shaun Walters BSc MRICS

Registered Office:
Victoria House, 26 Queen Victoria Street
Reading RG1 1TG

M: 07764 230561
E: swalters@walterscommercial.co.uk
W: www.walterscommercial.co.uk

WALTERS COMMERCIAL
walterscommercial.co.uk



DESCRIPTION

The property comprises two self-contained office suites providing a mixture of open plan and cellular office space. The offices provide a kitchen areas and male and female toilets on each floor. There is a small balcony to the rear of the second-floor suite.

Please note the suites could be returned to an open plan layout if required.

LOCATION

Blagrave House is conveniently located within two minutes' walk of Reading Station where a fast and frequent service to London and the west country can be found. In addition, it is situated in the heart of Reading's business centre and surrounded by excellent retail and leisure uses.

ACCOMMODATION

Second Floor	830 sq ft
Fourth Floor	782 sq ft

AMENITIES

Passenger Lift
Kitchens
Wall mounted Air Conditioning units
Suspended ceiling with recessed lights
Carpeting

LEASE

The floors are available on the basis of a new full repairing and insuring leases via the service charge, for a term to be agreed

Shaun Walters BSc MRICS

Registered Office:
Victoria House, 26 Queen Victoria Street
Reading RG1 1TG

M: 07764 230561
E: swalters@walterscommercial.co.uk
W: www.walterscommercial.co.uk

WALTERS COMMERCIAL
walterscommercial.co.uk

RENT

Second Floor

£20,750 pa exclusive

Fourth Floor

19,850 pa exclusive

VAT

VAT will be charged on all costs

SERVICE CHARGE

A service charge will be payable to cover the cleaning and maintenance of the common parts and the external repairs. Details on application

EPC

The building has an EPC rating of 63C

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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



