hicks baker
commercial property

To Let

55 St Mary's Butts

Reading, RG1 2LG

Attractive listed first and second floor offices located in Reading town centre.

1,012 to 2,912 sq ft

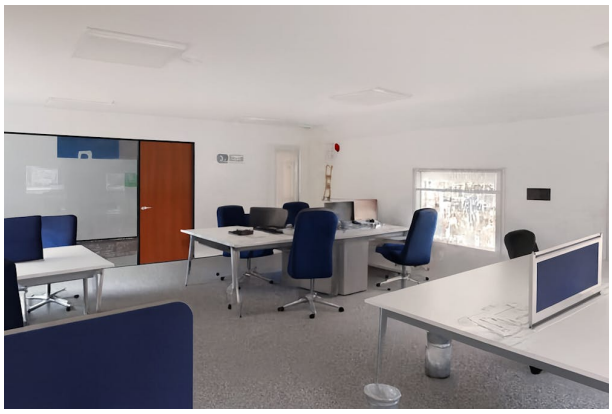
(94.02 to 270.53 sq m)

- Prominent location town centre location
- Attractive Grade II Listed building
- Door-entry system
- Fitted Kitchen
- Suitable for a range of of prospective occupiers (STP)

55 St Mary's Butts, Reading, RG1 2LG

Summary

Available Size	1,012 to 2,912 sq ft
Rent	£16 per sq ft
Rates Payable	£6.70 per sq ft Estimated. Applicants should undertake their own enquiries.
Service Charge	A fair proportion of the upkeep and maintenace of the building.
Car Parking	Parking is available nearby by separate negotiation
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B



Description

55 St. Mary's Butts offers an attractive commercial space with character in a convenient town centre location. The available accommodation is on the first and second floors, which retain many of the period features of the original building combining with LED lighting, comfort cooling giving it a contemporary feel. The suites can be taken separately or combined.

Location

Located in the heart of the town centre, 55 St Mary's Butts is surrounded by artisan coffee shops and restaurants in addition to all the shops and parking facilities at The Oracle and Broad Street Mall.

Reading is recognised as the 'capital' of the Thames Valley and is an established office location with excellent road and public transport links. 55 St. Mary's Butts is also within walking distance of Reading Station which, following recent major infrastructure investment, is a major regional rail hub with connection to a number of major UK cities, including frequent services to London Paddington (in 26 minutes), London Waterloo and Gatwick Airport. Crossrail (Elizabeth Line) offers regular services to and from Reading and Central London.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	1,012	94.02	Available
1st	1,900	176.52	Available
Total	**2,912**	**270.54**	

Viewings

Viewings are by appointment only via the sole agents, Hicks Baker.

Terms

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

Viewing & Further Information

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