hicks baker
commercial property

To Let / For Sale



8 Windsor Square

Silver Street, Reading, RG1 2TH

Modern self-contained commercial/office building with parking

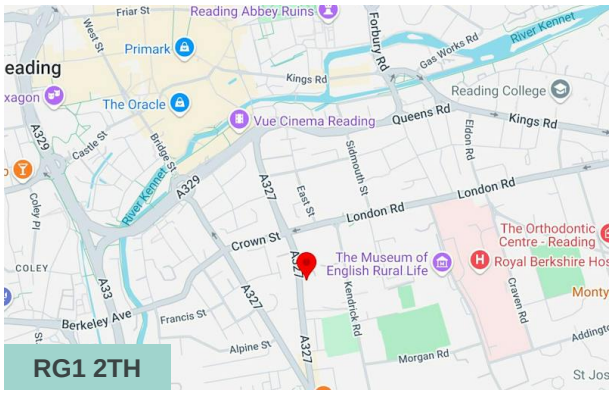
1,440 sq ft
(133.78 sq m)

- 6 allocated parking spaces
- Prominently positioned building, overlooking Silver Street
- Air conditioning
- Good natural light
- Shower facilities

8 Windsor Square, Silver Street, Reading, RG1 2TH

Summary

Available Size	1,440 sq ft
Rent	£16 per sq ft
Rates Payable	£5.85 per sq ft
Rateable Value	£19,500
VAT	Applicable. The subject property is registered for VAT, which will also be charged at the prevailing rate on the rent agreed
Legal Fees	Each party to bear their own costs
Estate Charge	£2,316 per annum
EPC Rating	E







Description

Unit 8 comprises a refurbished self-contained office/commercial building, with 6 allocated parking spaces.

The building provides modern commercial/office accommodation configured over three-stories and with WCs and shower facilities. The building's floorplates are predominantly open plan, but the ground floor has been sub-divided to create a reception area and meeting room/private office. There is a kitchen/tea point on the ground floor.

Location

Windsor Square is located on Silver Street which links Reading town centre (½ mile north) with the M4 at Junction 11. The London road (A4) and Reading's Inner Distribution Road (IDR) also provide good connections to both M4 Junctions 10 & 12. The property's proximity to major road networks also makes it ideal for businesses requiring regional connectivity.

Windsor Square is within easy walking distance of The Oracle shopping centre, wider town centre amenities, Reading Station (offering regular Elizabeth Line services across London and 25-minute fast GWR train services to London Paddington), as well as the Heathrow RailAir coach link. The surrounding area includes a mix of commercial, retail, and residential uses, along with local amenities such as cafes, shops, and gyms.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 8	1,440	133.78	Available
Total	**1,440**	**133.78**	

Viewings

Strictly by prior appointment with the sole agents

Terms

A new FRI lease is available from the landlord on terms to be agreed. Freehold interest will be considered.

Viewing & Further Information



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