Apex
REAL ESTATE

TO LET

# Highbridge House

16–18 Duke Street, Reading RG1 4RU

Prominent ground floor Class E premises on a town centre corner, near The Oracle.

| SIZE | USE | LEASE |
| --- | --- | --- |
| 1,507 sq ft | Class E | New FRI |
| 140 sq m | Commercial | To be agreed |

ASKING RENT

## £40,000

per annum + VAT

New FRI lease. Service charge to be confirmed. VAT applicable.



PROPERTY DETAILS

# A prominent corner unit in Reading town centre

## OVERVIEW

An attractive ground floor unit on a prominent corner in Reading town centre. Extensive glazed frontage gives good natural light and clear visibility to high passing footfall.

## LOCATION

On Duke Street, a short walk from The Oracle Shopping Centre and close to Reading's shops, cafés, bars and restaurants. Reading station is within walking distance.

## ACCOMMODATION

Approximately 1,507 sq ft (140 sq m), all on the ground floor. The space suits retail, showroom or open-plan office use.

## LEASE TERMS

A new full repairing and insuring (FRI) lease on terms to be agreed, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

**ASKING RENT**
£40,000
per annum + VAT

**SIZE**
1,507 sq ft
140 sq m, ground floor

**USE**
Class E
Subject to consents

**LEASE**
New FRI lease
Outside the 1954 Act

**PARKING**
1 allocated space
Rear loading access

**VIEWING**
By appointment
Strictly through Apex

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KEY FEATURES

# Visible, light and ready to occupy

### Corner position
A prominent spot in Reading town centre

### New FRI lease
On terms to be agreed

### Glazed frontage
Extensive glazing and good natural light

### Allocated parking
One space to the rear

### Near The Oracle
Close to shops, cafés and restaurants

### Rear servicing
Loading and unloading access

### 1,507 sq ft
All on the ground floor

### Flexible layout
Scope to reconfigure, subject to consents

### Class E use
Suits retail, office or open plan

ACCOMMODATION

# Adaptable space behind a full-height glazed frontage

## RECEPTION & ENTRANCE




Double-door entrance from the street, with glazing either side giving a strong shop-front presence for retail or customer-facing use.

## OPEN FLOOR




A largely open ground floor that can be laid out for retail, showroom or office use, subject to consents.

Photographs are for illustration only. Furniture and fittings shown are not included.



LOCATION & CONNECTIVITY

# Close to The Oracle and the station

**c.10 min**
Walk to Reading station

**c.25 min**
Fastest trains to London Paddington

**c.2 min**
Walk to London Street bus stop

## RAIL

Reading station serves London Paddington and the national network, with Elizabeth line trains towards London and Heathrow.

## BUSES

Reading Buses services stop on London Street and at Market Place, both a few minutes' walk away.

## SHOPPING & LEISURE

The Oracle Shopping Centre is a short walk away, with the town's shops, cafés, bars and restaurants close by.

## TOWN CENTRE SETTING

Duke Street sits in the heart of Reading's commercial core, with high passing footfall.

Journey and walking times are approximate. Sources: Moovit; National Rail.

FLOOR PLAN

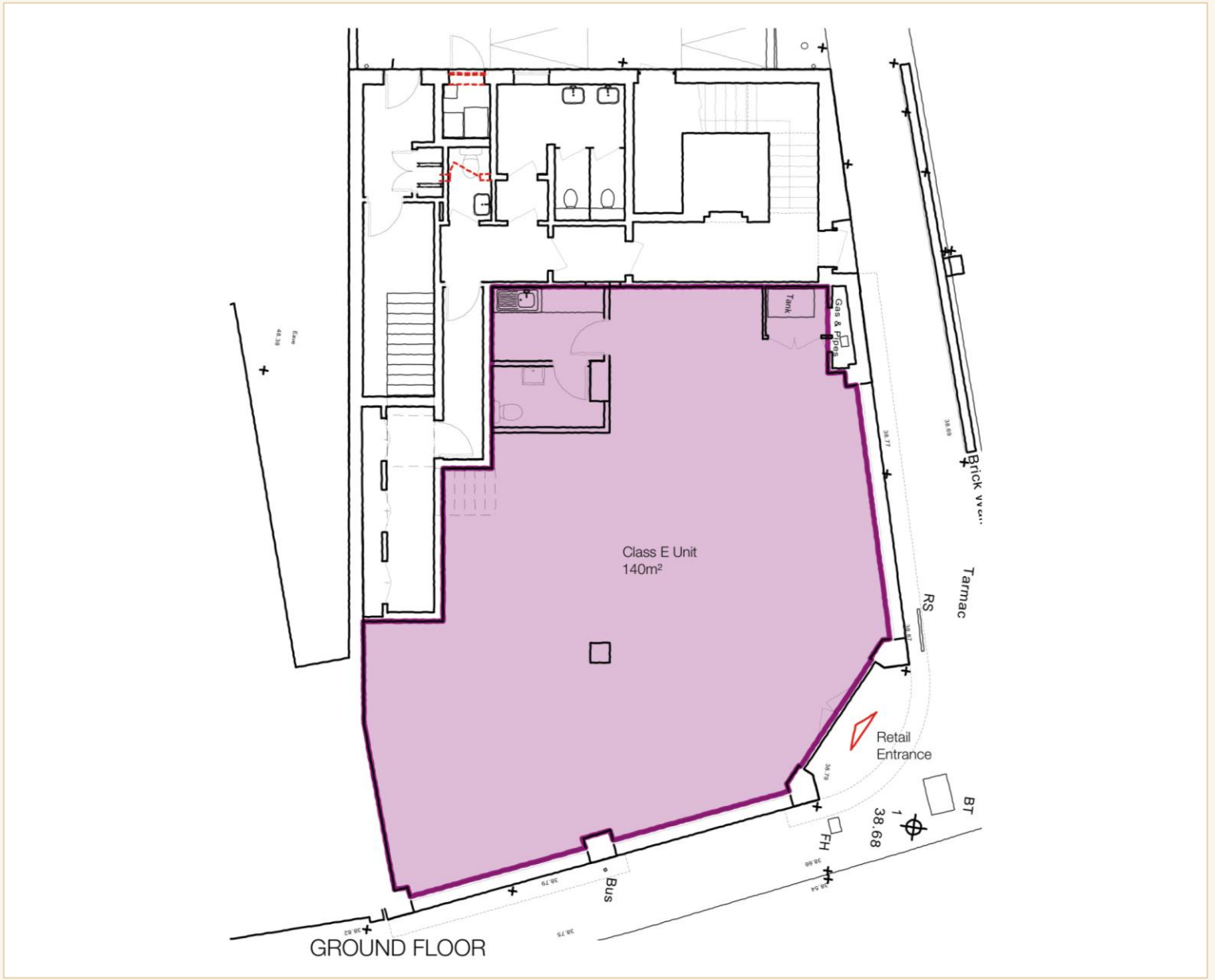
# 1,507 sq ft, all on the ground floor

## LAYOUT

A largely open floor with a corner retail entrance, plus a kitchenette, a WC and a tank cupboard to the rear.

## FLEXIBLE USE

Class E allows retail, office, clinic and other commercial uses, subject to landlord's consent.




Plan not to scale and for identification only. Measurements and areas are approximate.

LEASE TERMS & SCHEDULE

# A new FRI lease at £40,000 per annum + VAT

| | |
|---|---|
| **Floor area** | Ground floor: approximately 1,507 sq ft (140 sq m) |
| **Rent** | £40,000 per annum, exclusive of VAT |
| **Lease** | New full repairing and insuring (FRI) lease on terms to be agreed, contracted outside the Landlord and Tenant Act 1954 |
| **Business rates** | Interested parties should enquire with Reading Borough Council about rateable value, rates payable and any relief |
| **Service charge** | To be confirmed |
| **VAT** | VAT is applicable |
| **Planning** | Class E. Occupiers should check their intended use is permitted, subject to consents and landlord's approval |
| **EPC** | C |

VIEWING

**By appointment**

Strictly through Apex Real Estate

CONTACT

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ARRANGE A VIEWING

# Speak to us about Highbridge House

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