



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



1st FLOOR 55 CHURCH STREET

Caversham Reading RG4 8AX

TYPE

OFFICE

TENURE

LEASEHOLD

SIZE

957 SQ FT
(89 SQ M)

KEY POINTS

- > Well presented 1st floor office space
- > Kitchenette and WC facilities
- > Separate meeting room
- > Walking distance to Reading railway station
- > Car parking available

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Location

Caversham is located just north of Reading Town Centre, within easy reach of Reading Railway Station. The property is situated on the south side of Church St, a short walk from the centre of Caversham.

Description

The property comprises the first-floor office space of a mixed-use office and retail building. The office is located directly above a Waitrose store.

Internally the property is open plan office accommodation with WC & kitchenette facilities, and a separate meeting room.

The property is available unfurnished.

Specification

- Open plan
- Double glazing
- Separate meeting room
- Kitchen facilities
- Male & Female WC's

Accommodation

We understand the Net Internal Floor areas (IPMS3) are as follows;

Floor	sq ft	sq m
First Floor	957	88.9
Total	957	88.9

Terms

The first floor is available to let on a new FRI lease at competitive and flexible terms.

Rent on Application.

Business Rates

The Rateable Value for the first floor is £14,000.



Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which may be charged on the rent.

Energy Performance Asset Rating

EPC Rating: C (71)

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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