

To Let

Office 2,441 sq ft NIA

One Valpy, Reading, Berkshire, RG1 1AF



Summary

- One Valpy has been extensively refurbished to provide high specification modern offices with exposed ceilings and pipework
- Type: Office
- Tenure: To Let
- Size: 2,441 sq ft NIA
- Rent: Available on Request

Highlights

- Fitted out with furniture available
- Flexible Lease
- Two private terraces
- High quality offices with exposed services
- Within 2 minutes walk of Reading Railway Station

Location

One Valpy is located in Reading town centre, adjacent to Forbury Gardens and within a 2 minute walk of Reading train station. Reading is only 25 minutes non-stop from London by train. Over 200 trains a day link Reading's new £800 million station with London, which will increase in 2018 with the arrival of the Elizabeth line. There are direct links to hub airports - Heathrow (28.8 miles) and Gatwick (55.6 miles) and Reading is located on the M4 east/west motorway axis.

Availability

Tenant space available on assignment until August 2025 with an option to break in August 2020.

Floor / Unit	Description	Sq ft	Availability
6th	Part 6th Floor	2,441	Available
Total		2,441	

Specification

- Contemporary exposed ceilings with suspended lighting and chilled beams
- Double height entrance and reception with feature lighting
- Fully fitted with furniture available
- Broadband fibre connectivity to the building
- Two private terraces
- Lighting to CIBSE lighting guide 7
- Secure car parking space
- Shower facilities with locker space
- Secure cycle spaces
- BREEAM Very Good

Amenities

- Town centre location within walking distance of restaurants, bars, shops, hotels and gyms
- Veeno at ground floor

Viewing

Strictly by appointment.

Energy Performance Rating

This property has been graded as 37(B).

Rent

Available on Request

Business Rates

Rates Payable: £8.94 per sq ft

Service Charge

£8.58 per sq ft

year ending 31st July 2017



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Ollie McLeod

t: +44 (0)207 399 5612

e: Ollie.McLeod@eu.jll.com

Roger Evans

t: +44 (0)208 283 2531

e: roger.evans@eu.jll.com



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