

# To Let

## Office 4,172 - 9,049 sq ft NIA

Pinnacle, 20 Tudor Road, Reading, Berkshire, RG1 1NH



### Summary

- Prime office building in the heart of Reading
- Type: Office
- Tenure: To Let
- Size: 4,172 - 9,049 sq ft NIA
- Rent: £28.50 per sq ft

### Highlights

- Within 150m of Reading Station
- Common areas and office space under refurbishment
- Restaurants, cafes and gyms in the local area

## Location

Pinnacle is prominently located in Reading town centre at the junction of Tudor Road and Caversham Road, less than 150m from Reading Station. Town centre amenities are a short walk from the building, including The Oracle shopping centre. Reading benefits from superb communications with excellent transport links. The mainline station provides a fast and frequent service to London Paddington every 5 minutes at peak times and Junctions 10, 11 and 12 of the M4 are within a few minutes drive.

## Availability

Floor / Unit	Sq ft	Availability
5th	4,172	Occupied
1st	4,877	Occupied
<b>Total</b>	<b>9,049</b>	

## Specification

- Refurbished reception
- Refurbished showers and new bike facilities
- Four pipe fan coil air conditioning
- Full access raised floors with 150mm clear void
- Suspended ceilings with recessed lighting
- Male and female WCs on each floor
- Two 14 person passenger lifts
- Car parking ratio of 1:921 sq ft
- EPC grade 95 (D), however it is currently under refurbishment

## Energy Performance Rating

This property has been graded as 95(D).

## Rent

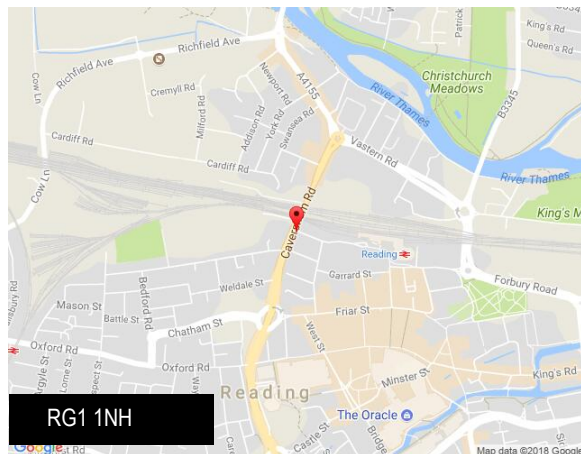
£28.50 per sq ft

## Business Rates

Rates Payable: £9.34 per sq ft

## Service Charge

£8.29 per sq ft



## Viewing & Further Information

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

## Contacts

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