

# To Let

## Office 7,243 sq ft NIA

One Valpy, 21-23, Valpy Street, Reading, Berkshire, RG1 1AF



Tenant Space

### Summary

- High quality fitted office suite available at Reading's flagship creative office, One Valpy - just 2 minutes from Reading Station
- Type: Office
- Tenure: To Let
- Size: 7,243 sq ft NIA
- Rent: Available on Request

### Highlights

- High quality offices with exposed services
- Fitted out with furniture available
- Flexible lease
- 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 or sub-lease

Floor / Unit	Description	Sq ft	Availability
2nd	Second Floor	7,243	Available
<b>Total</b>		<b>7,243</b>	

## Specification

- Contemporary exposed ceilings with suspended lighting and chilled beams
- Double height entrance and reception with feature lighting
- Fully fitted with furniture available
- 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 restaurant on the ground floor

## Energy Performance Rating

This property has been graded as 37(B).

## Rent

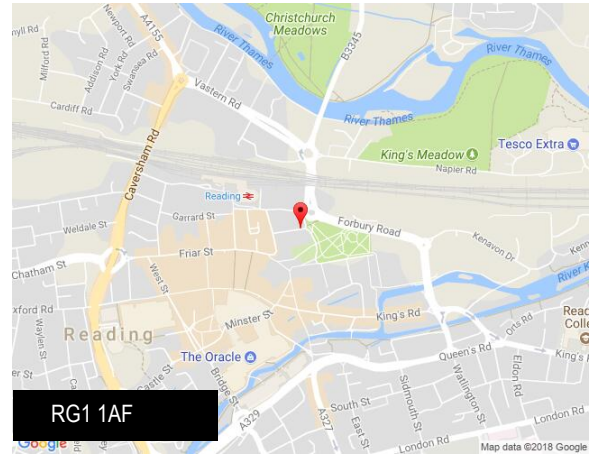
Available on Request

## Business Rates

Rates Payable: £8.94 per sq ft

## Service Charge

£8.58 per sq ft



## Viewing & Further Information

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

### Contacts

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