



**DUKESBRIDGE
CHAMBERS**

DUKE STREET
READING RG1 4SA

**First and second floors remaining:
2,557 sq ft to 5,057 sq ft
TO LET**





Description

Dukesbridge Chambers offers flexible open plan offices. The property boasts a VAV air conditioning system throughout, a new entrance, new common parts and full modernisation of the office space.



Specification

- VAV air conditioning system
- LG7 compliant integrated lighting
- Prominent reception
- Car parking at ratio of 1:1,250 sq ft approx
- Suspended ceiling
- Perimeter trunking
- Passenger lift
- EPC rating D95
- Excellent road/rail links

Location

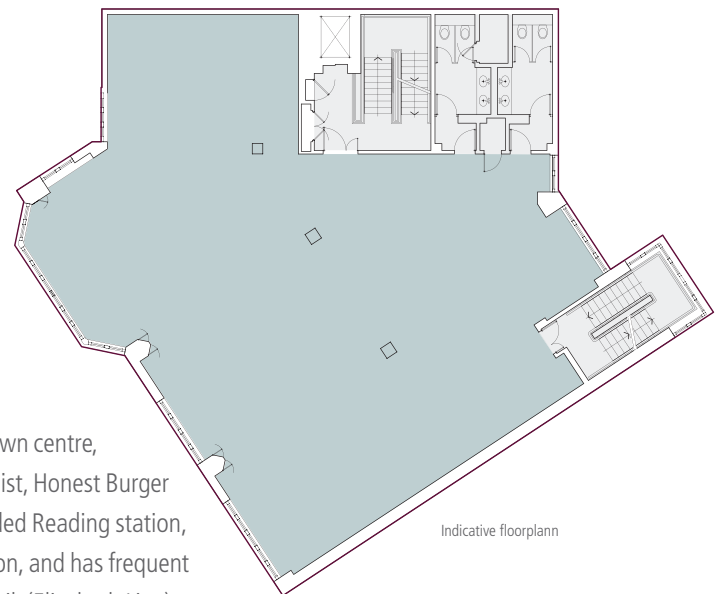
Situated on Duke Street, Dukesbridge Chambers is at the heart of Reading town centre, close to a wide range of shops and amenities including The Oracle, The Botanist, Honest Burger and Franco Manca. It is a 6 minute walk to the newly refurbished and expanded Reading station, which provides excellent connections to the Thames Valley and Central London, and has frequent services to Paddington and the west. From 2019 there will be a direct Crossrail (Elizabeth Line) service to Central London and beyond. There is currently a RailAir bus service which links Reading station to Heathrow Airport and a direct rail link estimated for completion by 2021.

Terms

A new FRI lease direct from the landlord.

Viewing

By appointment through the joint agents.



	sq ft	sq m
1st floor	2,500	(232)
2nd floor	2,557	(238)
3rd floor	let to Slicethepie Ltd	
4th floor	let to Randstad CPE Ltd	
Total	5,057	(470)



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Note: We have not tested the building services and we give no warranty as to their condition or operation. All areas approximate net internal measured in accordance with RICS/ISVA code of measuring practice 6th edition

