



STATION HILL

READING

Available to let

CLASS E/F1/F2 AND SOME SUI GENERIS USES
FAMILY LEISURE | COMMUNITY USE OPPORTUNITY
6,501 SQ FT



Be part of a new district for Reading

- Directly opposite Reading Train Station
- 2 acres of landscaped public realm with events and activations
- 1,300 new homes
- 6,500 office workers

Unit F02

- Located on Garrard Street, in close walking distance of Reading Station
- Floor to ceiling glass frontage
- Ample natural light
- Large floorplate
- Double height space and mezzanine

Rent

**AVAILABLE UPON
REQUEST**

Service charge

£3 PSF PER ANNUM.
(estimation)

Planning and License

**CLASS E/F1/F2 AND SOME
SUI GENERIS USES**

Please note there is a planning condition for a family leisure or community use.

Tenure

The unit is available to let by way of a new effectively full repairing and insuring lease.

GROUND

5,414

SQ FT

MEZZANINE

1,087

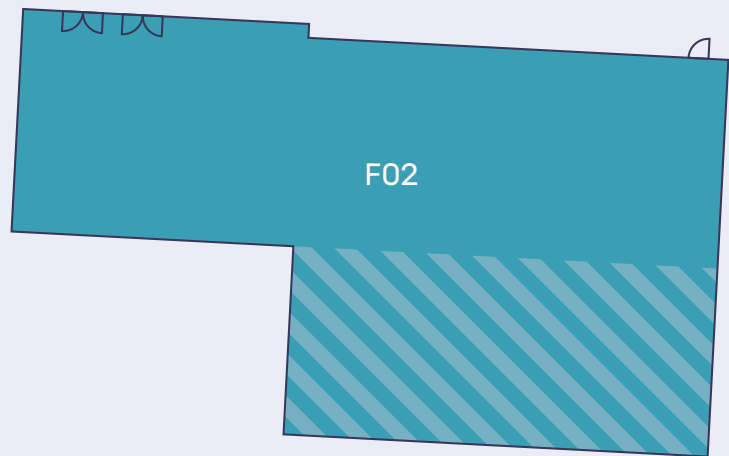
SQ FT

TOTAL

6,501

SQ FT

FLOORPLAN



CGI 3D VISUALS



READING
STATION



VIEWINGS BY SOLE AGENTS

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