



BOWMAN HOUSE

2/10 Bridge Street Reading Berkshire RG1 2LU

TYPE	OFFICES
TENURE	LEASEHOLD
SIZE	2,084 SQ FT (193.58 SQ M)

KEY POINTS

- > Prominent highly visible town centre location
- > Ground floor office suite
- > Air conditioning throughout
- > Period façade
- > Secure rear Courtyard with communal seating area
- > Potential for Change of Use to A2/D1 uses (STP)

Location

Reading is strategically placed at the heart of the Thames Valley approximately 30 miles west of London Heathrow Airport, 41 miles west of Central London, 17 miles north of Basingstoke and 22 miles east of Newbury. The town is served by a mainline railway station (London Paddington 25/30 mins) and is connected to junctions 10, 11 and 12 of the M4.2/10 Bridge Street is in a central Reading location close to the Oracle Shopping Centre with easy access to the town's main facilities and railway station.
What3Words:///shop.worry.reason

Description

This attractive property has availability on the ground floor which provides modern, flexible and mainly open plan office space behind the period Grade II Listed façade. There are entrances and stairwells at either end of the building, an exclusive courtyard, kitchen and WC facilities and good natural light throughout.

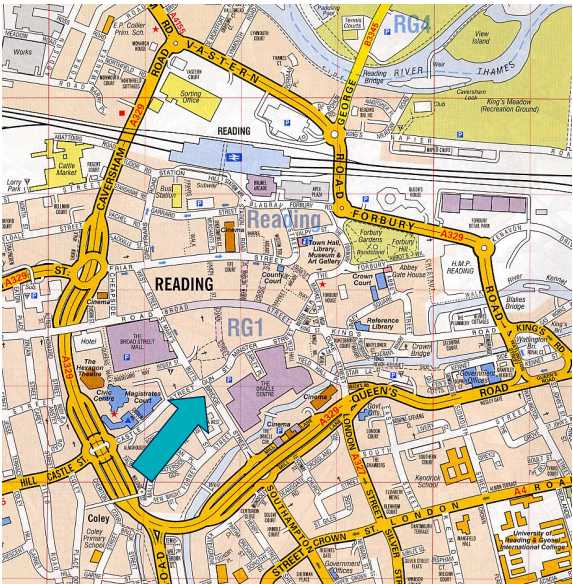
Specification

- Air conditioning throughout
- Fully carpeted
- Separate entrance door & reception/waiting area
- Minutes from the Oracle shopping centre & riverside
- Short walk to Reading Train Station
- Secure rear courtyard with communal seating area

Accommodation

We understand the Net Internal floor areas (NIA) are as follows;

Floor	sq ft	sq m
Ground	2,084	193.58
Total	2,084	193.58



Energy Performance Asset Rating

EPC Rating: D:96

Business Rates 2026

Rateable Value - £28,000

Terms

A new FRI lease for a term by arrangement to be contracted outside the L&T Act. Rent on application.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs / VAT

Each party to bear their own legal costs.
The property is elected for VAT.

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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