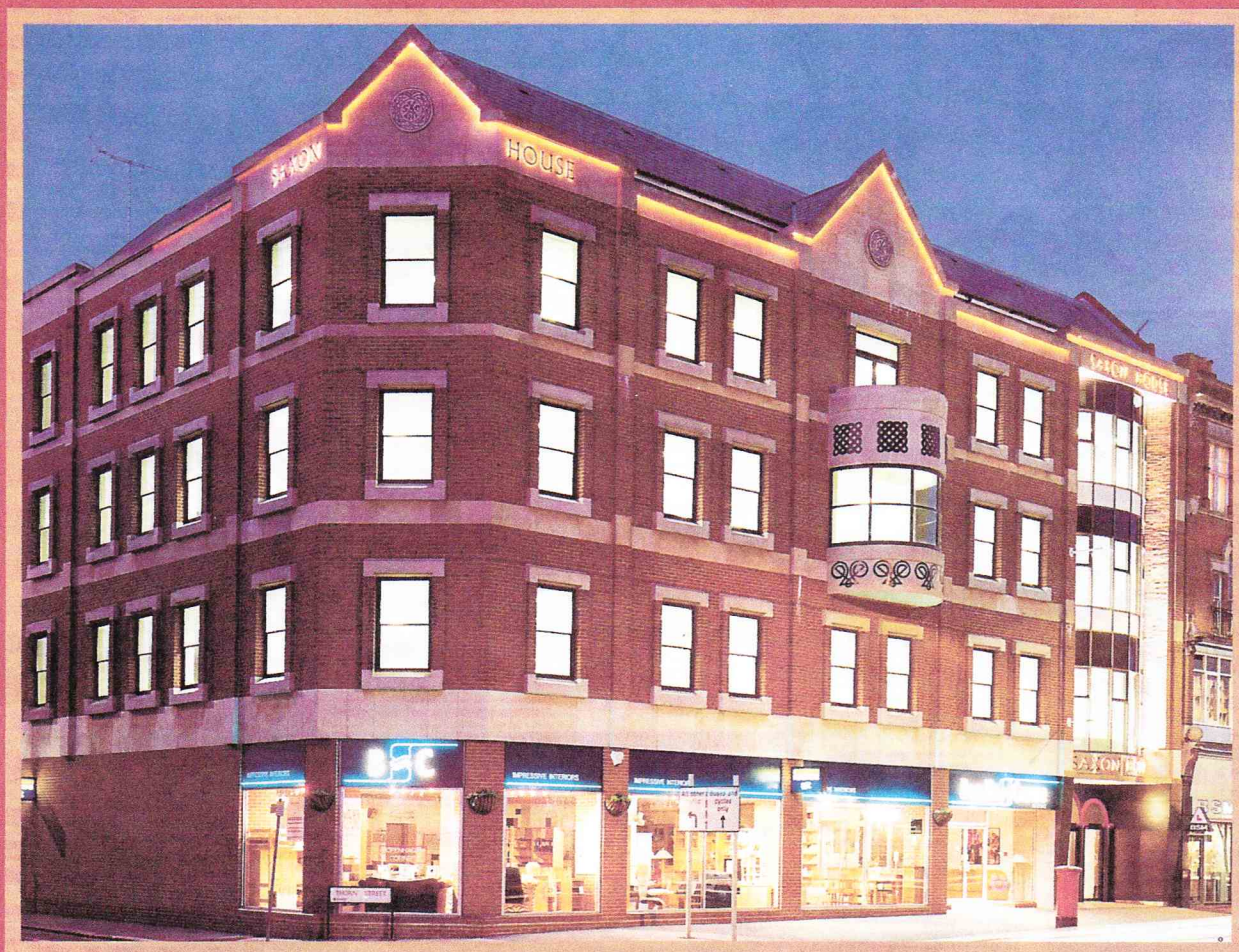




SAXON • HOUSE



TO LET

Refurbished office space

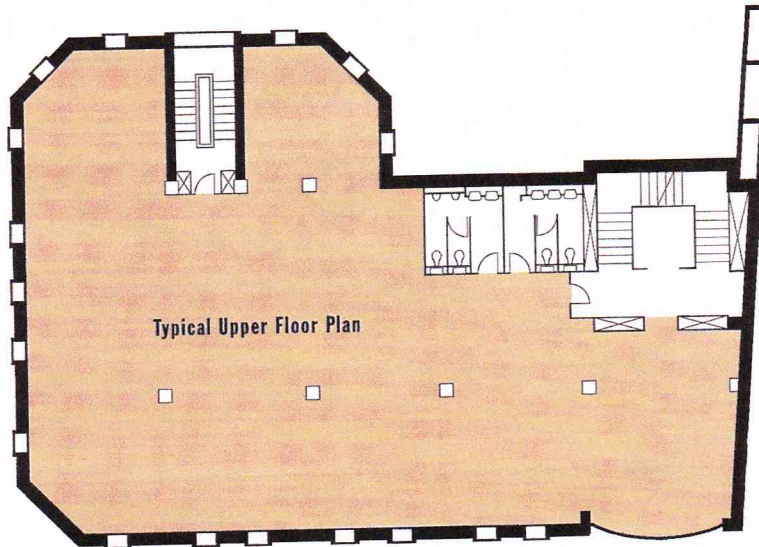
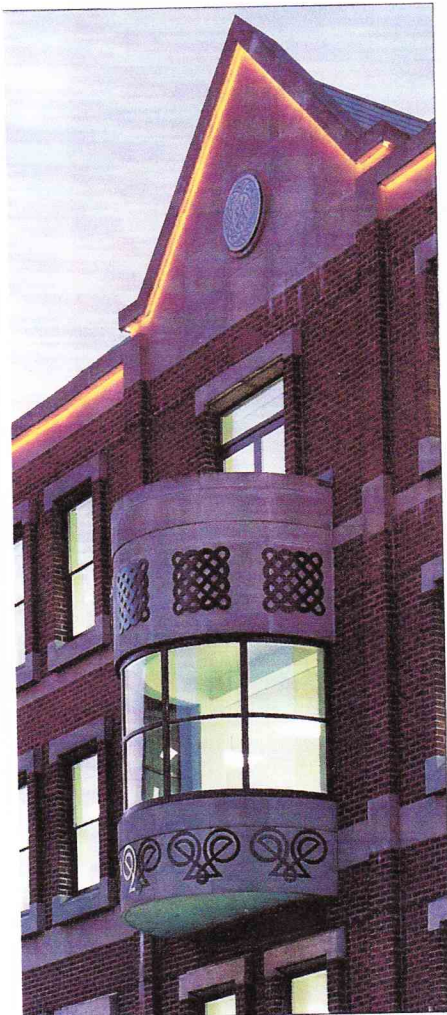
360 – 1,259 sq m (3,875 – 13,550 sq ft)

READING

LOCATION

Saxon House is conveniently located just to the west of the town centre, immediately opposite the Ramada Hotel and Broad Street Mall shopping centre. Reading, the county town of Royal Berkshire, is centrally located within the Thames Valley and has excellent road and rail communications.

Saxon House is less than 10 minutes walk from the station from which InterCity 25 rail services serve Paddington, the West Country and Wales. Reading also has excellent road communications with its 10, 11 & 12 of the M4 providing easy access to the national motorway network.



AMENITIES

- 10 person passenger lift serving all office floors.
- Gas fired central heating.
- Optional comfort cooling.
- Underfloor trunking.
- Male and female WC facilities on each office floor.
- Attractive ground floor reception area.
- Penthouse with boardroom, bathroom, kitchen facilities and roof terrace.
- On-site car parking.
- Central location – easy walking distance to Reading station and shopping area.

FLOOR AREAS

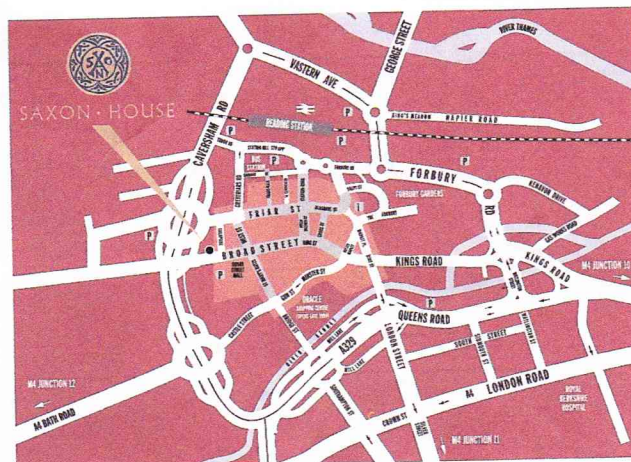
(Approximate Net Internal Areas)

Ground floor (Office reception)	34 sq m	(365 sq ft)
First floor	370 sq m	(3,982 sq ft)
Second floor	360 sq m	(3,875 sq ft)
Third floor	370 sq m	(3,982 sq ft)
Fourth floor (Penthouse)	125 sq m	(1,345 sq ft)
Total office area	1,259 sq m	(13,550 sq ft)



FLXIBILITY

Saxon House offers efficient and cost effective floorplates from 360 sq m (3,875 sq ft) and is available as a whole or as individual floors.



**HOLT
WALTERS**
0118 959 7100
1 St. Giles Court, Southampton Street
Reading RG1 2QL

**Fryer
Gilbert
&
Jepps**
0118 939 3333
61 CASTLE STREET READING RG1 7SN
Commercial Property Consultants

MISREPRESENTATION ACT 1967. Whilst all the information in this brochure is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All area quoted are approximate. Brochure prepared November 1998.
FINANCE ACT 1989. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.