Prominent retail opportunity available. All uses considered, A1, A2, A3, A4, D1 & D2 (subject to planning).

200 yards away from Reading Station and Crossrail.

700,000 people in the primary catchment represented by affluent AB and C1 social groups.

26 million people passed through Reading Station in 2018.
LOCATION

The subject property is prominently located on the corner of Station Road and Friar Street, with excellent visibility from both the train station and Reading town centre. Reading railway station is 200 yards away from the subject property and will soon service up to four Crossrail trains per hour directly into Central London. Station Road acts as the primary thoroughfare connecting the train station and the amenity offer in the town centre including The Oracle shopping centre, therefore attracting a significant level of footfall throughout the day.

The subject property is directly opposite Pitcher & Piano and Caffe Nero and is also surrounded by a number of other well-established leisure operators such as Revolucion de Cuba, Nando’s and Revolution. The arrival of Crossrail has provided the impetus for long-awaited redevelopment in the area with initial plans in place for the Station Hill development which will include a mix of residential, retail and office space. There is approximately 3.7 million sq ft of office space planned within the Reading station redevelopment area.

DESCRIPTION

The property is arranged over ground and basement levels, providing the following approximate net internal floor areas;

- **Ground Floor:** 2,458 sq ft (228 sq m)
- **Basement:** 1,920 sq ft (178 sq m)

USE

The property benefits from A1/A2 planning consent, however other uses will be considered subject to planning.
STATION HILL DEVELOPMENT
900,000 SQ FT OF OFFICE SPACE
150,000 SQ FT OF RETAIL SPACE
550 NEW HOMES

Reading train station

200 yards walking distance

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RENT
Upon application.

BUSINESS RATES
To be re-assessed following separation of the upper floors from the retail space.

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TIMING
ASAP

EPC
Available upon request.