



## To Let

### 124/135 Broad Street Mall, Reading RG1 7QE

- Temporary/short term letting available
- First floor unit in one of Reading's largest shopping centres
- Space 2 - Under offer
- Big signage presence opportunities out onto the main street
- Centre retailers include Poundland, Holland & Barratt, Gregs, The Works and Iceland
- Retailers closeby: Post Office, Age UK, NHS Walk In Centre

<b>First floor - Space 1</b>	6,528 sq ft
<b>Rent</b>	on application
<b>Est. Service Charge y/e 03/26</b>	£76,689 p.a.
<b>Est. Buildings Insurance</b>	£3,169.36
<b>Est. Rates Payable</b>	£12,591.65 p.a.
<b>First floor - Space 2</b>	UNDER OFFER

For more information please contact Hicks Baker

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<b>USE</b>	<b>Class E</b>
<b>TENURE</b>	Leasehold
<b>TERM</b>	Short term leases are available subject to a minimum term certain of 2 years with a mutual rolling break thereafter or a new lease is available direct from the Landlord on terms to be agreed.
<b>RATEABLE VALUE</b>	Space 1 - Est. £33,000. 2017 List.  The unit is within the BIDS area which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.
<b>EPC</b>	B. Expires 16/01/2034

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Date of publication: October 2023



Transaction



Management



Advice

**Lease code**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

**Misrepresentations Act 1967**

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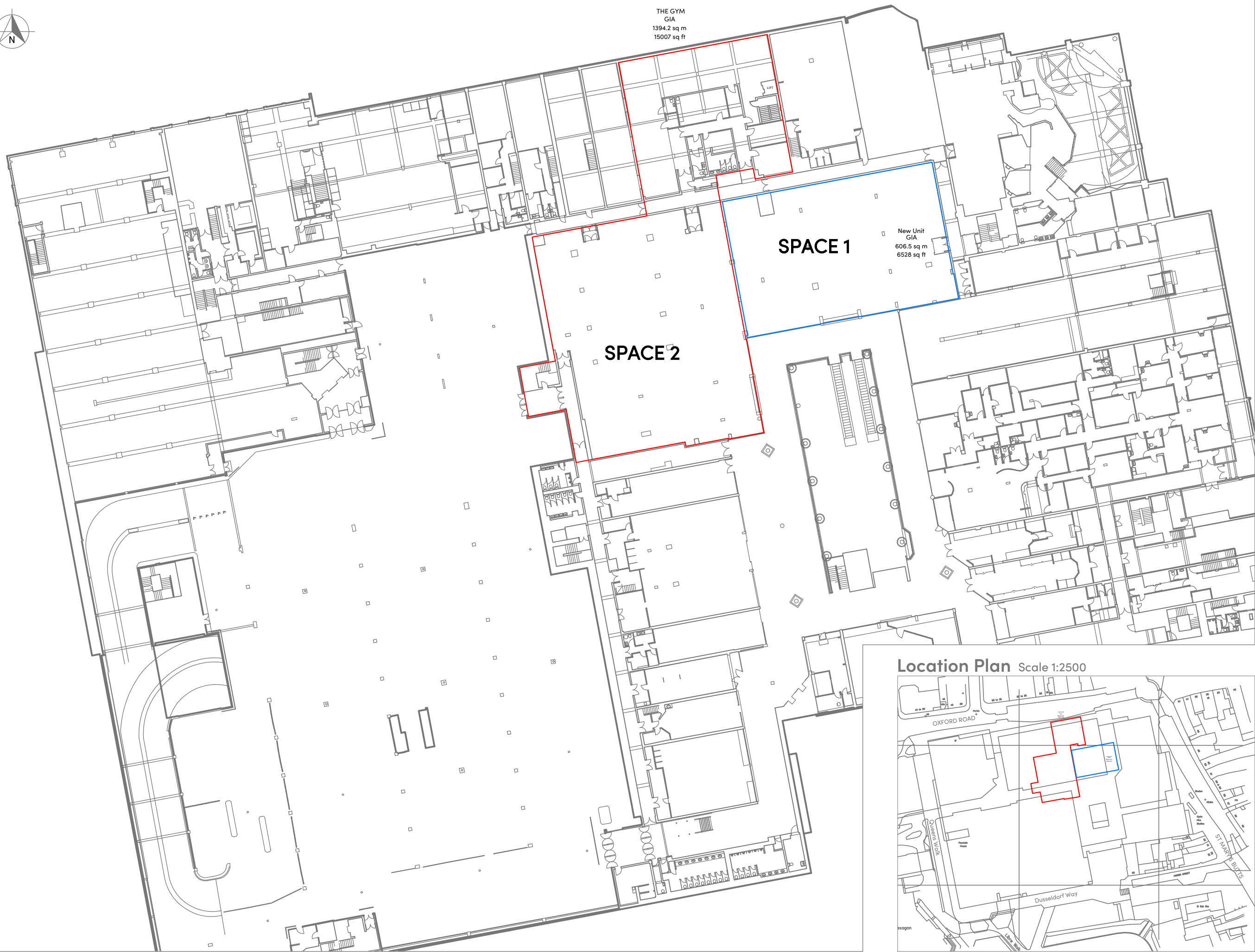


THE GYM  
GIA  
1394.2 sq m  
15007 sq ft

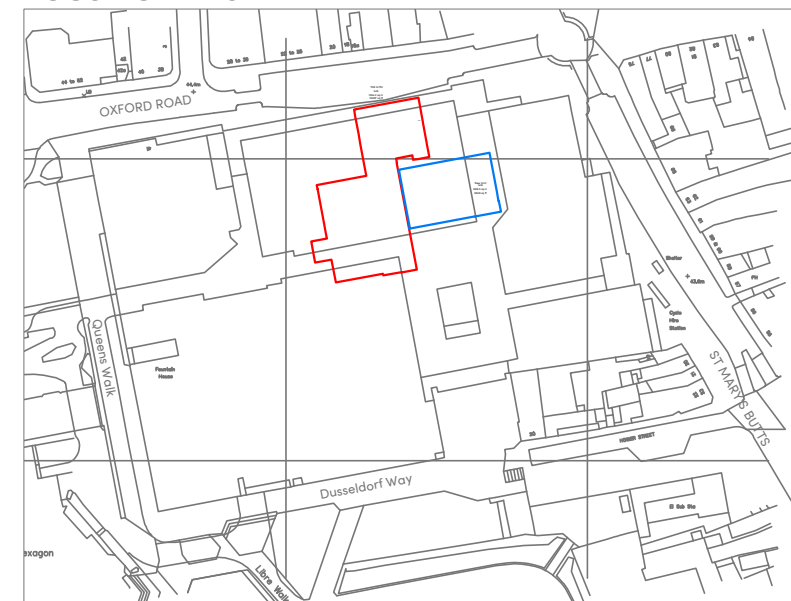
New Unit  
GIA  
606.5 sq m  
6528 sq ft

SPACE 1

SPACE 2



Location Plan Scale 1:2500



NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES ONLY.
- 4) THE ORIGIN AND ORIENTATION OF THE SURVEY GRID RELATE TO A GPS TIE TO ORDNANCE SURVEY GRID.
- 5) ALL LEVELS ARE BASED ON A GPS TIE TO THE ORDNANCE SURVEY GRID.
- 6) THE SURVEY INFORMATION HAS BEEN TAKEN FROM WARNER SURVEY DRAWING: 5715/0357/P0010\_P0013.dwg DATED 10/07/2019
- 7) THE WARNER SURVEY DRAWING HAS NOT BEEN VERIFIED ON SITE.

KEY

REVISIONS

REV.	DATE	AMENDMENTS	INITIAL

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:  
 PRELIMINARY  TENDER  CONSTRUCTION   
 SKETCH  MEASURED SURVEY  CONTRACT

TITLE  
First Floor Plan  
Gym and New Unit

CLIENT  
AEW UK  
33 Jermyn Street  
London  
SW1Y 6DN

PROJECT NAME  
Broad Street Mall  
Broad Street  
Reading  
RG1 7QE

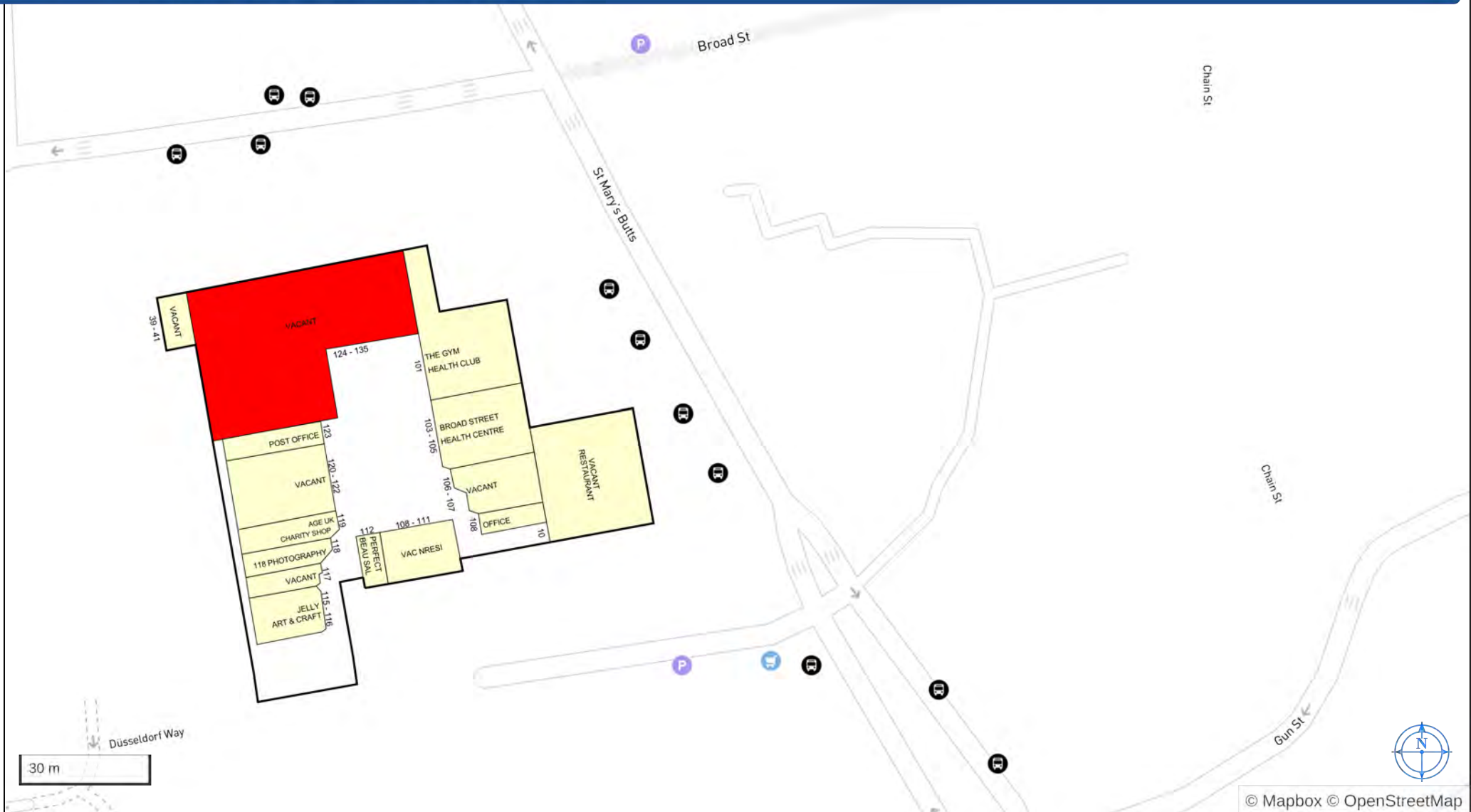
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DATE: 29.05.2025 DRAWN BY: TP

SCALE: 1:500 @A3 CHECKED: XX

PROJECT	LINE	ORIGINATOR	VOLUME/	LEVEL
FILE	DISCIPLINE	NUMBER	STATUS	REVISION
113704	105	HLS	00	01
M2	G	10200	SO	---





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