



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

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

For more information please contact Hicks Baker

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USE	Class E
TENURE	Leasehold
TERM	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.
RATEABLE VALUE	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.
EPC	B. Expires 16/01/2034

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Freddie King

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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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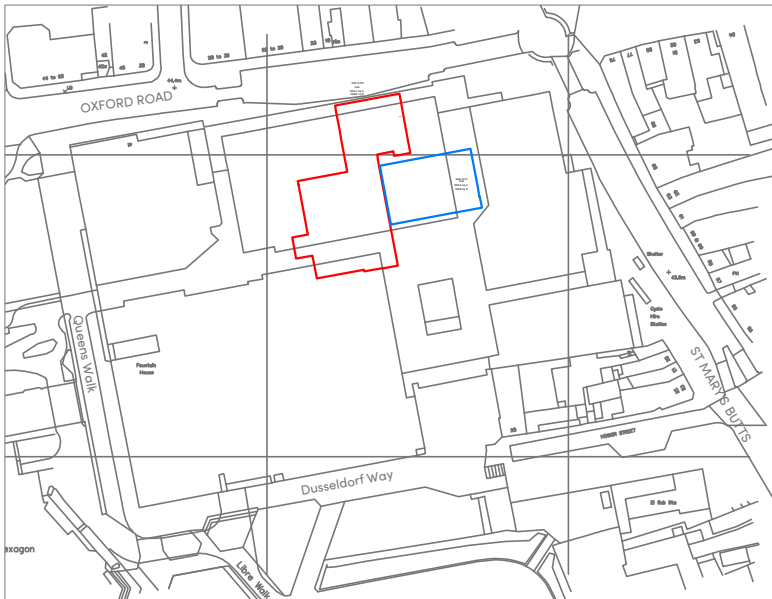
THE GYM
GIA
1394.2 sq m
15007 sq ft

SPACE 1

New Unit
GIA
606.5 sq m
6528 sq ft

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(SD) GOOD MODEL.
- 6) THE SURVEY INFORMATION HAS BEEN TAKEN FROM WARNER SURVEY DRAWING 5715/0157/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

HOLLIS
40 Queens Square
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BS1 4QP



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DATE 29.05.2025	DRAWN BY TP
SCALE 1:500 @A3	CHECKED XX
PROJECT 113704	LINE 105
FILE M2	ORIGINATOR HLS
DISCIPLINE TYPE	VOLUME/ ZONE/BLDG
ROLE NUMBER	LEVEL
STATUS	00
REVISION	01
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