

**TO LET**  
**CLASS E USE**

**43A CHURCH STREET**

ST. MARTIN'S CENTRE, CAVERSHAM, RG4 8BA

2,650 - 6,304 sq ft (246 - 586 sq m)





KEY INFORMATION

| Suite: | sq ft: | sq m: | Rent (+VAT pa) |
|--------|--------|-------|----------------|
| 1      | 3,654  | 339.5 | £35,000        |
| 2      | 2,650  | 246.3 | £25,000        |
| Total  | 6,304  | 585.8 | £60,000        |

**Service Charge:** Service charge payable

**Rateable Value:** Awaiting relisting

**Lease:** The suites are available on a new lease direct from the landlord

**Legal Fees:** Each party to bear their own costs

**Class:** E Use

**EPC:** D

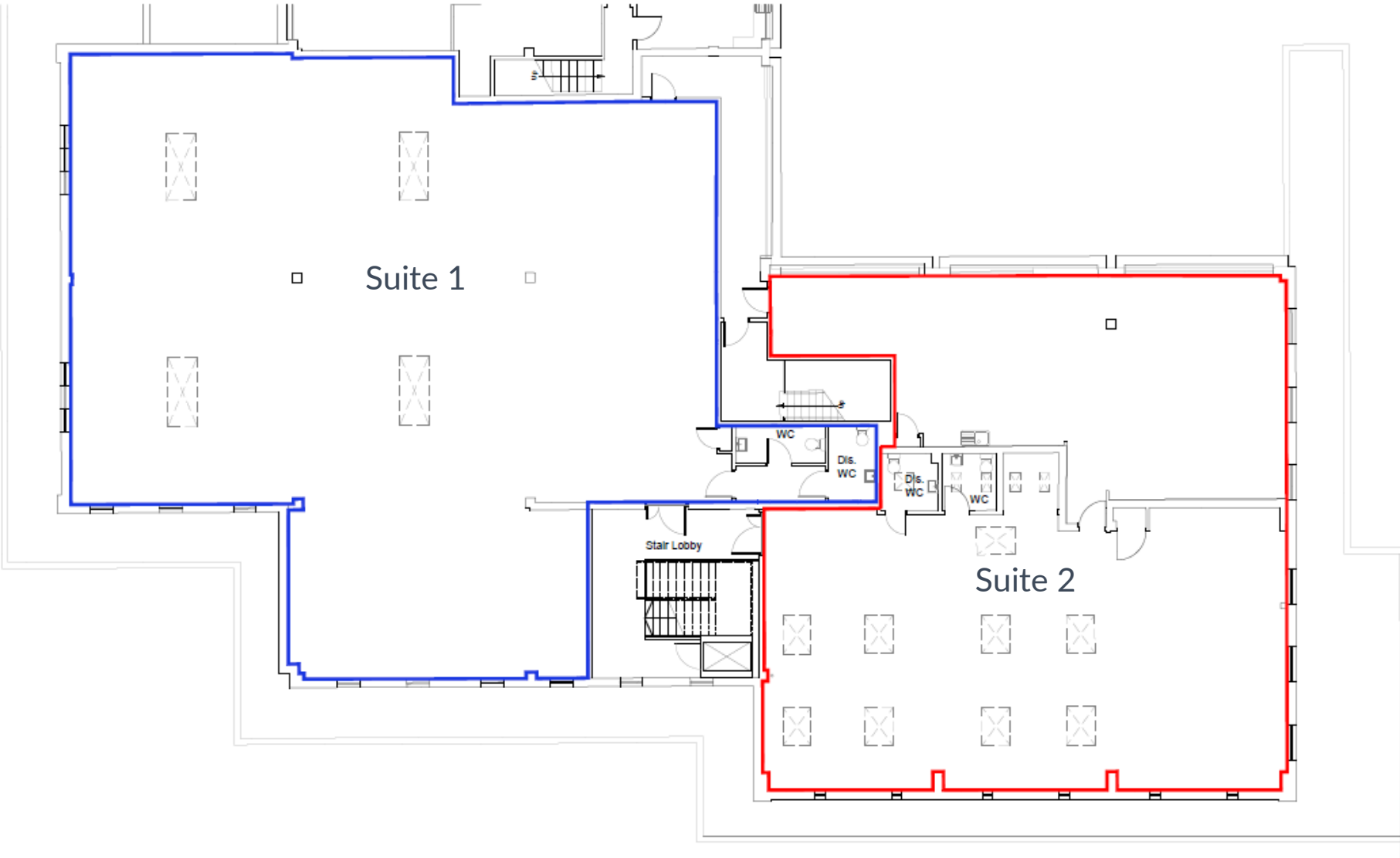
DESCRIPTION

The suites have been fully stripped back to a clean shell specification, offering occupiers the opportunity to create a bespoke, design-led fitout, perfectly aligned with their brand, culture and style.

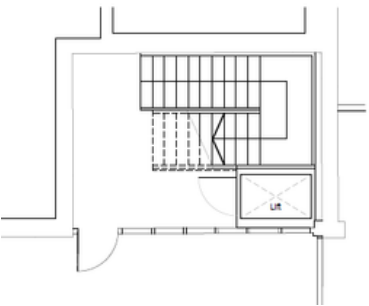
The two spacious first floor suites are suited to a variety of commercial uses within Class E, including (but not limited to) gym, studio, retail, restaurant, office and consultancy businesses.

Both suites benefit from excellent natural light, with skylights and new windows throughout. Each suite is further supported with new WC facilities. Access is via a shared reception area with newly painted wall art and a soon-to-be installed accessibility platform lift.

FLOOR PLAN



First floor

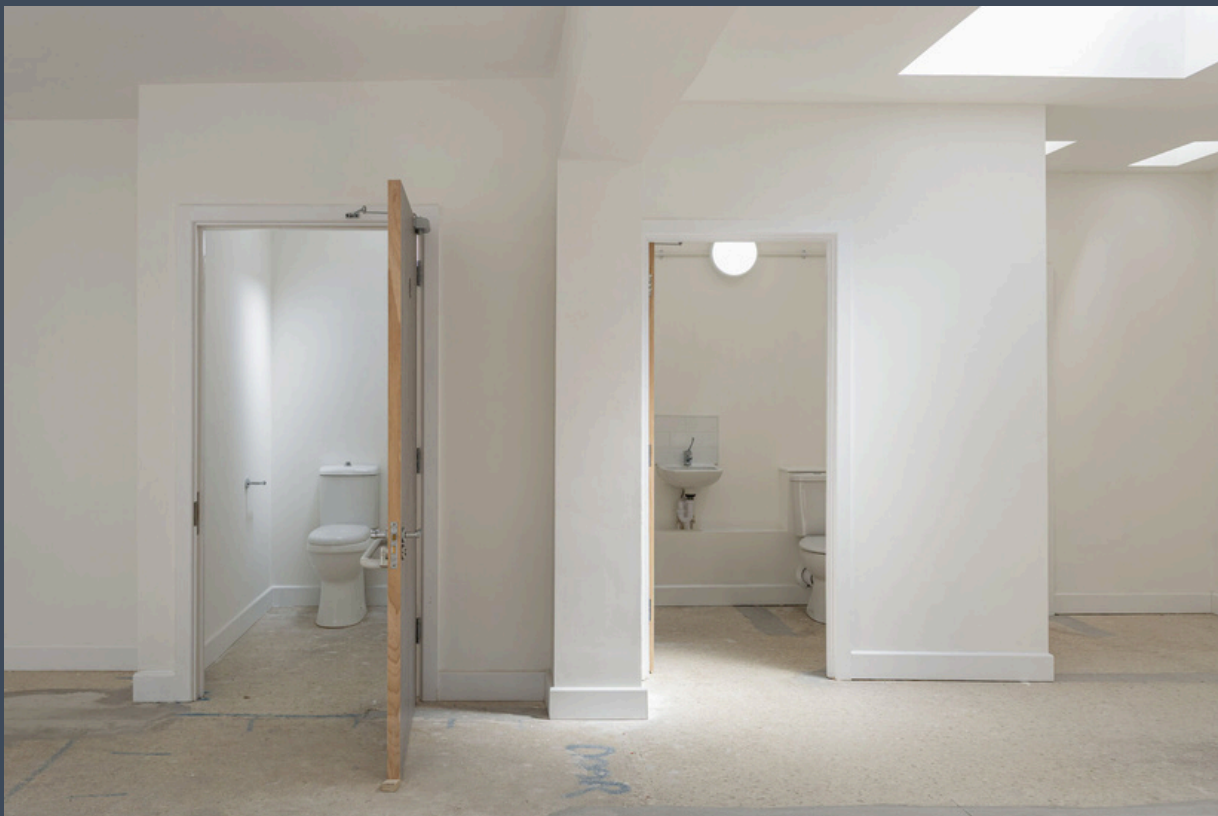


Ground floor entrance











# LOCATION

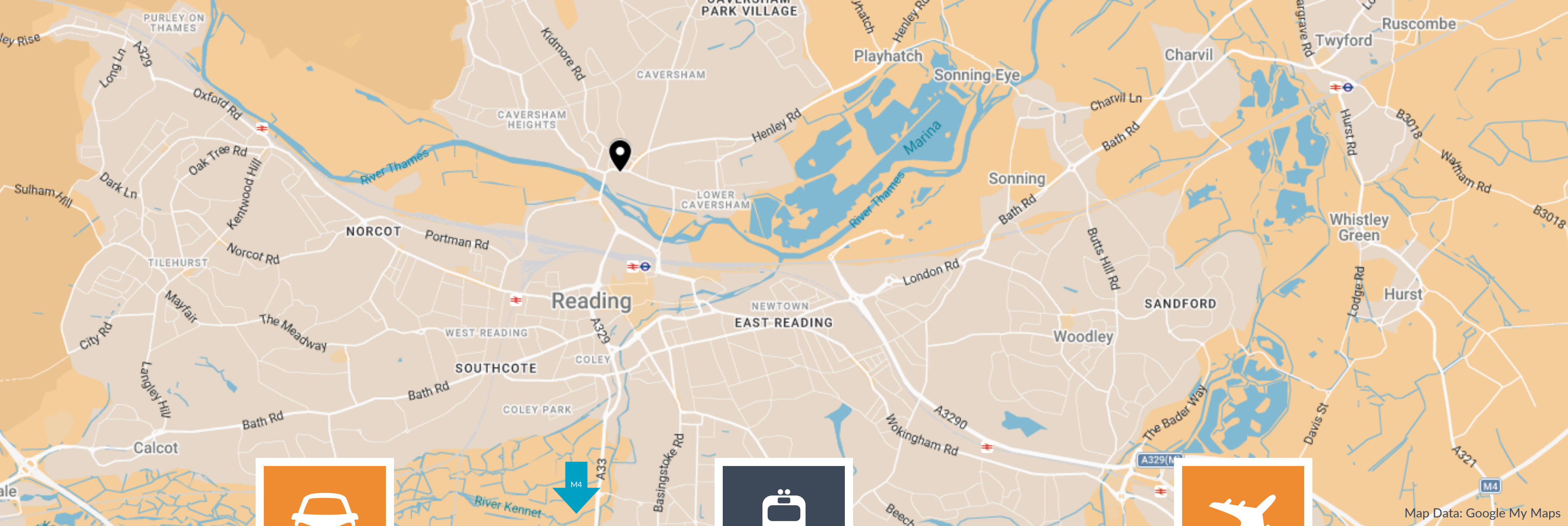
Positioned within the popular St. Martin's Centre precinct, the property benefits from a highly visible and accessible location, with the entrance conveniently situated within the precinct between Costa and Vegivores, ensuring a steady flow of passing footfall.

Caversham is an affluent suburb of Reading, located just north of the River Thames. The centre offers a strong village feel, with a loyal local catchment supported by a high-quality demographic, making it particularly attractive for a range of business uses.

Just over the bridge, Reading town centre provides excellent connectivity including direct rail services to London Paddington, the Elizabeth Line, and convenient access to the M4 motorway.

This combination of strong local trade and wider regional accessibility makes Caversham a compelling location for occupiers seeking both visibility and convenience.





## CAR

**4 MILES TO M4 (J11)**

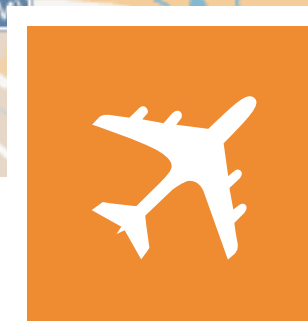
The M4 is in close reach of Reading for fast access to London or the South West.



## TRAIN

**1 MILE TO READING STATION**

Regular Overground and Elizabeth Line services into London.



## AIRPORT

**27.8 MILES TO HEATHROW AIRPORT**

Worldwide connections within easy reach of Reading.

# GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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July 2026

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