

PRELIMINARY BROCHURE**Location**

The property is located on the eastern side of Reading Town Centre, a 3 minute walk (0.1 miles) from the Oracle Shopping Centre and Broad Street. Situated on The Forbury, the property occupies a prominent position on the west side of Forbury Square in the heart of Reading's business district.

Reading railway station is within a 5 minute walk of the property (0.2 miles) and The Forbury lies 0.8 miles to the east of the A329, which provides direct access to the M4 Junction 10.

The square also includes Davidson House and The Forbury Hotel, which together provide various retail and leisure offerings and views on The Forbury Gardens.

Description

One Forbury Square was constructed in 2003 and is arranged over five storeys. The property is of brick masonry construction with a glass and metal cladding.

Internally the property will be of high specification to a Grade A standard, benefitting from a comprehensive refurbishment programme commencing in Q2 2018.

The property will benefit from large flexible floor plates, a modern refurbished reception, new air-conditioning and finishes throughout, secure parking, and a terrace on the 3rd floor.

Lease

The space is available by way of a new lease direct from the landlord for terms to be agreed.

Rates & Service Charge

Rates are approximately £12.50 psf
Service Charge is TBC

**Specification (Grade A)**

- Air-conditioning
- Proposed LED lighting
- Reception to be refurbished to a modern standard
- Shower facilities to be created in the basement
- Parking ratio of 1:1000 sq ft
- Secure cycle storage to be available

Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
First East	Office	4,295	399
Second	Office	7,487	696
Third	Office	7,345	682
Fourth	Office	6,974	648
Total	Office	26,101	2,425

Rent

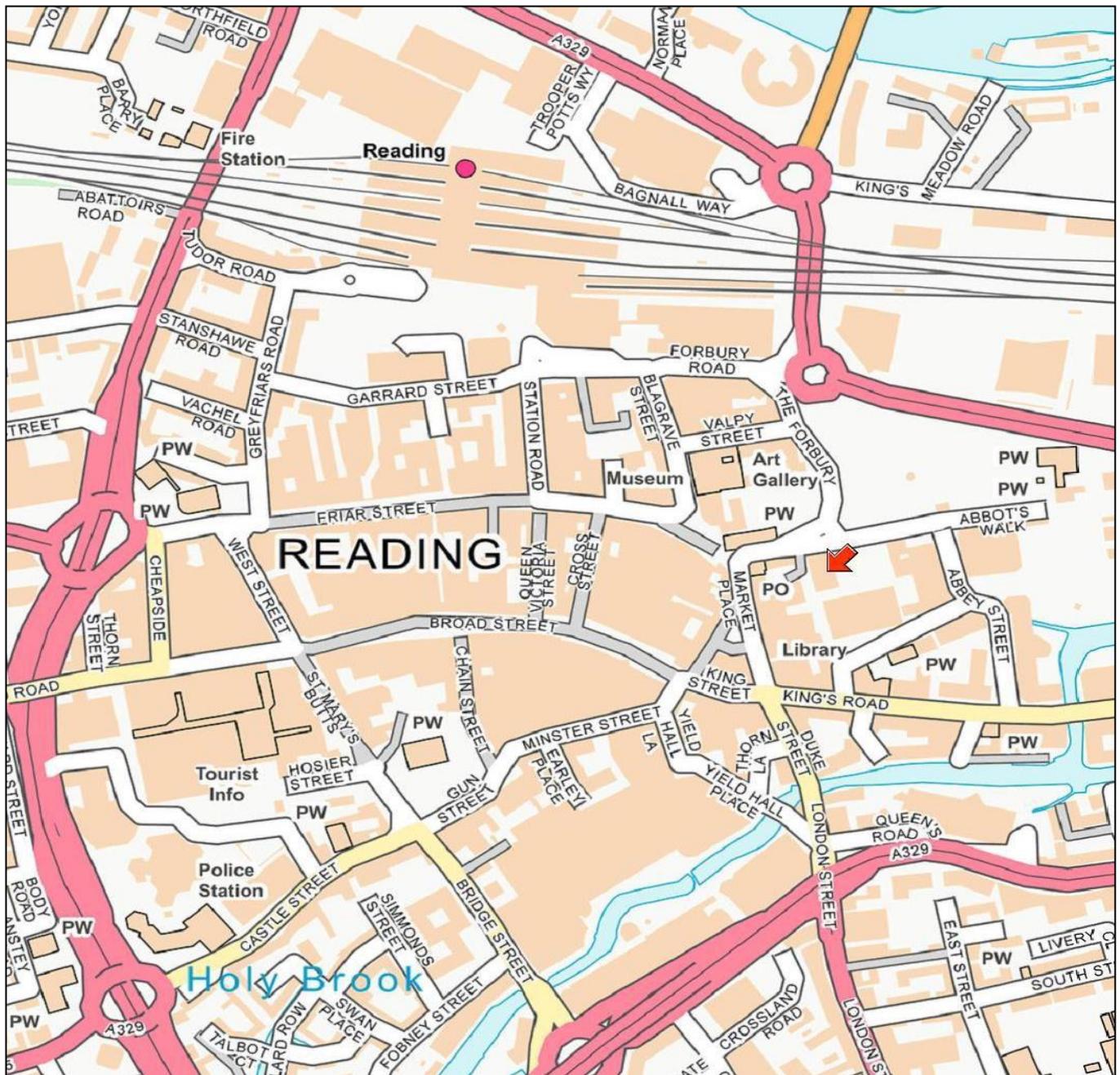
Price on application

VAT

The building has been elected for VAT

One Forbury Square

Location Plan



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22 Ganton Street
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Viewings - strictly by appointment through joint agents

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