

One Forbury Square, Reading

26,101 sq ft (2,425 sq m)

Preliminary brochure



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Location

The property is located on the eastern side of Reading town centre, 3 minutes' 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 and in the heart of Reading's business district.

Reading railway station is within 5 minutes' 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 highly specified 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.

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

*All areas are approximate and measured on a NIA basis.



Specification (Grade A)

- Air-conditioning
- Professional image and architecture
- Reception to be refurbished to a modern standard
- Shower facilities to be created in the basement
- Parking ratio of 1:1000
- Secure cycle storage to be available

Lease

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

Rent

Price on Application

Rates & Service Charges

Rates are approximately £12.50
Service Charge £TBC

VAT

The building has been elected for VAT

Viewing - strictly by appointment through joint agents

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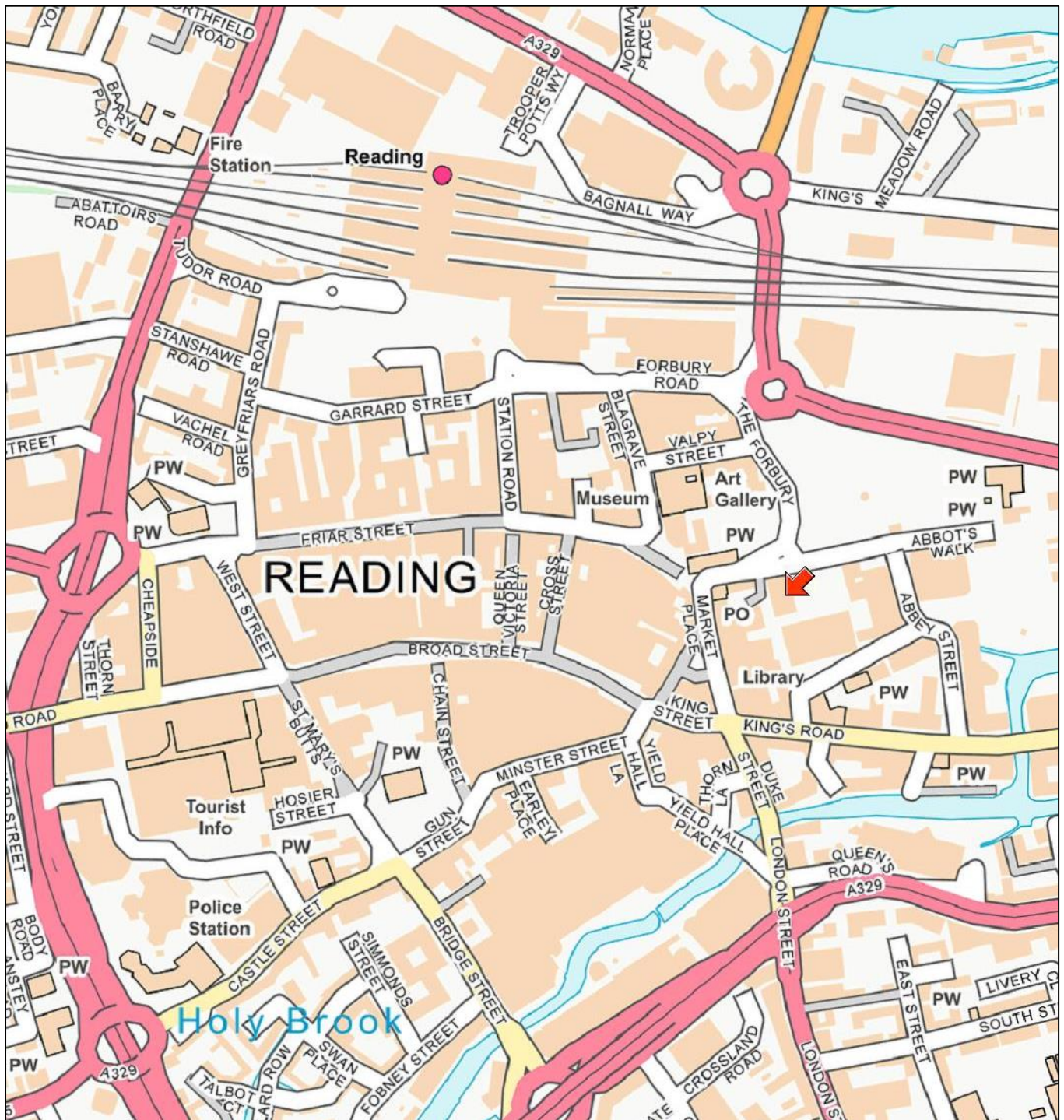
One Forbury Square, Reading, RG1 3BB

37,717 sq ft (3504.03 sq m)

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Location Plan



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