

New Grade A office space available from 1,826 sq ft to 25,141 sq ft
including two fitted suites of 1,826 sq ft and 4,368 sq ft

one
FORBURY SQ

READING RG1 3BB



Situated in the town centre, overlooking scenic Forbury Gardens and just 3 minutes' walk from Reading railway station, One Forbury Square is a cut above the rest.

Comprehensively refurbished in 2020, offering five floors with a choice of fully fitted or Cat A space.

Offering an unparalleled blend of location, convenience and quality, this office building is in a league of its own.





Fully fitted space



CAT A space

One Forbury Square offers exceptional quality office space. Benefitting from large flexible floor plates on the second and third floors with fully fitted suites on the first and fourth floors, you can create the office that suits your needs exactly.

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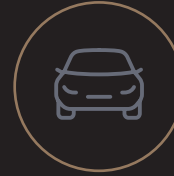
Stunning views across Forbury Gardens



Energy efficient LED lighting



Shower facilities, lockers and a drying room



Excellent parking ratio of 1:1,000 sq ft with EV charging



Air quality monitoring



Fitwel 1 star rating



Concierge reception



24 / 7 Security



Third floor

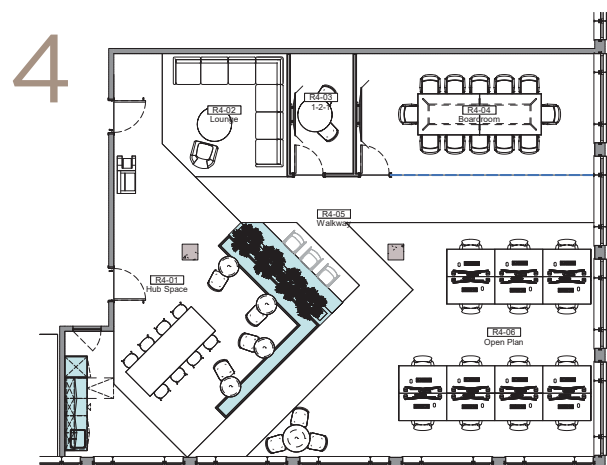
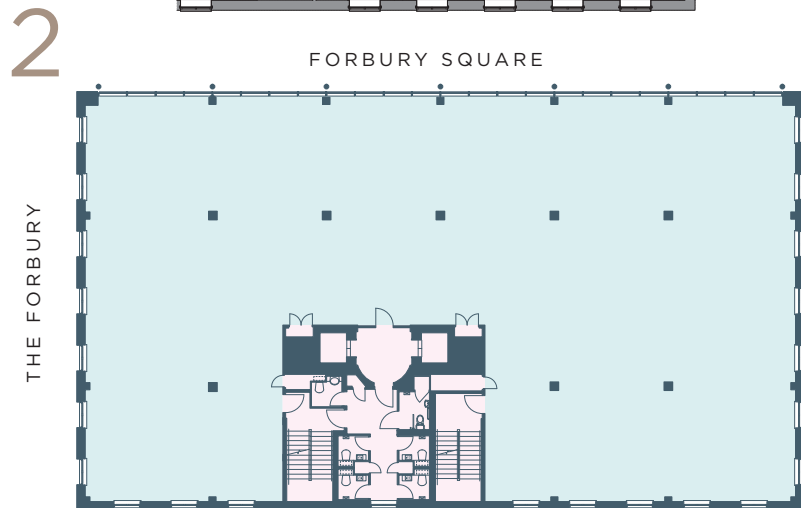
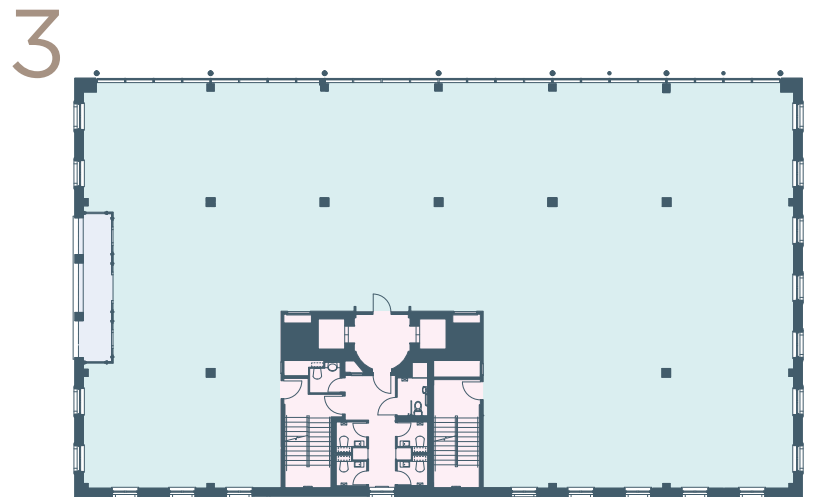
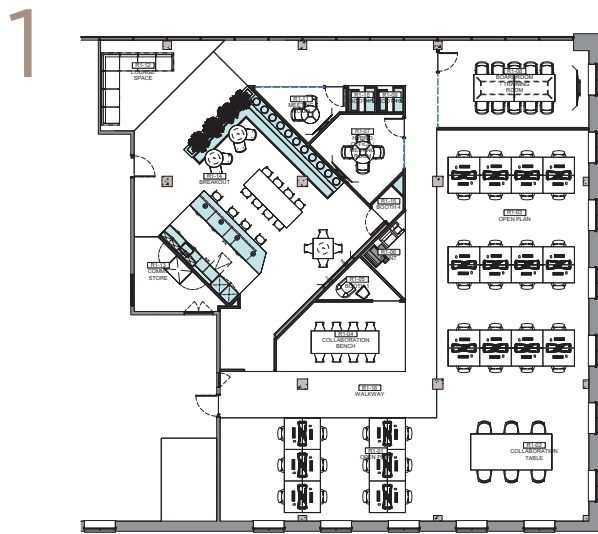




Available Space

Floor		sq m	sq ft
Part Fourth	Fully fitted	169.6	1,826
Third	Cat A	707.7	7,618
Second	Cat A	708.4	7,625
Part First	Fully fitted	405.8	4,368
Total		2,335.6	25,141

Measurements on the basis of Net Internal Area



Plans not to scale and are for indicative purposes only.

Reading benefits from exceptional connectivity to central London, key UK cities and the UK's largest, international airports.

A short walk to Reading station, One Forbury Square offers excellent connections to central London, with the Elizabeth Line enhancing rail services directly into the West End, the City and Docklands. Reading also enjoys fast routes around the country as well as direct trains to both Heathrow and Gatwick Airports.

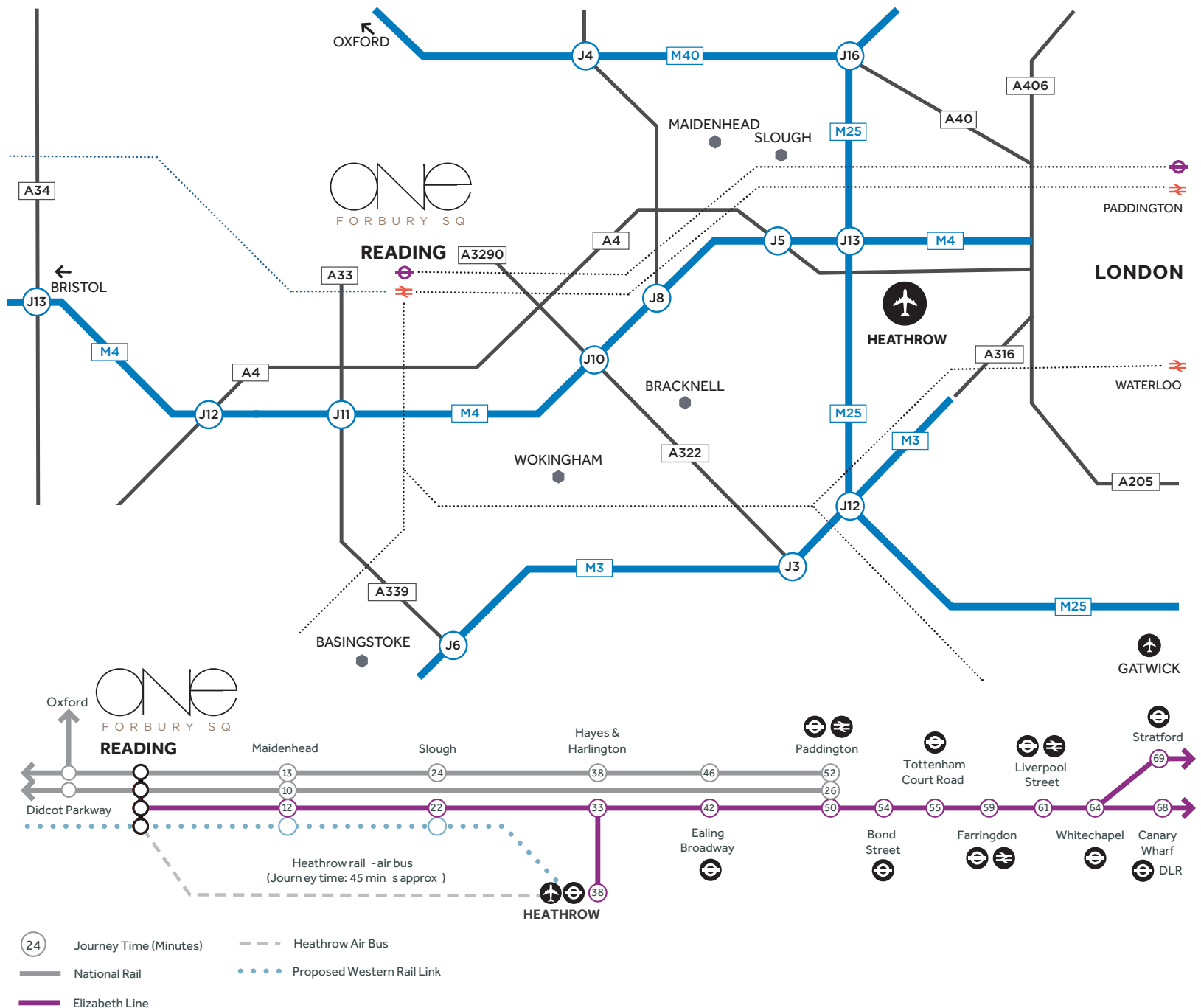
Thanks to its attractive town centre location, One Forbury Square is moments away from Reading's wide range of shops, as well as a variety of fantastic restaurants, trendy cafés and characterful pubs. Across the square sits the luxurious Roseate Reading Hotel, the perfect stopover destination.



M4 (Junction 11)	15 mins
M25 (Junction 15)	20 mins
Windsor	32 mins
Basingstoke	34 mins
Newbury	34 mins
London Heathrow Airport	35 mins
Farnborough	43 mins
Woking	47 mins
Swindon	56 mins
London Gatwick Airport	70 mins



Maidenhead	14 mins
Bracknell	19 mins
Slough	22 mins
Oxford	23 mins
London Paddington	25 mins
Guildford	34 mins
Bond Street	54 mins
Liverpool Street	61 mins
Bristol	71 mins
Birmingham	93 mins



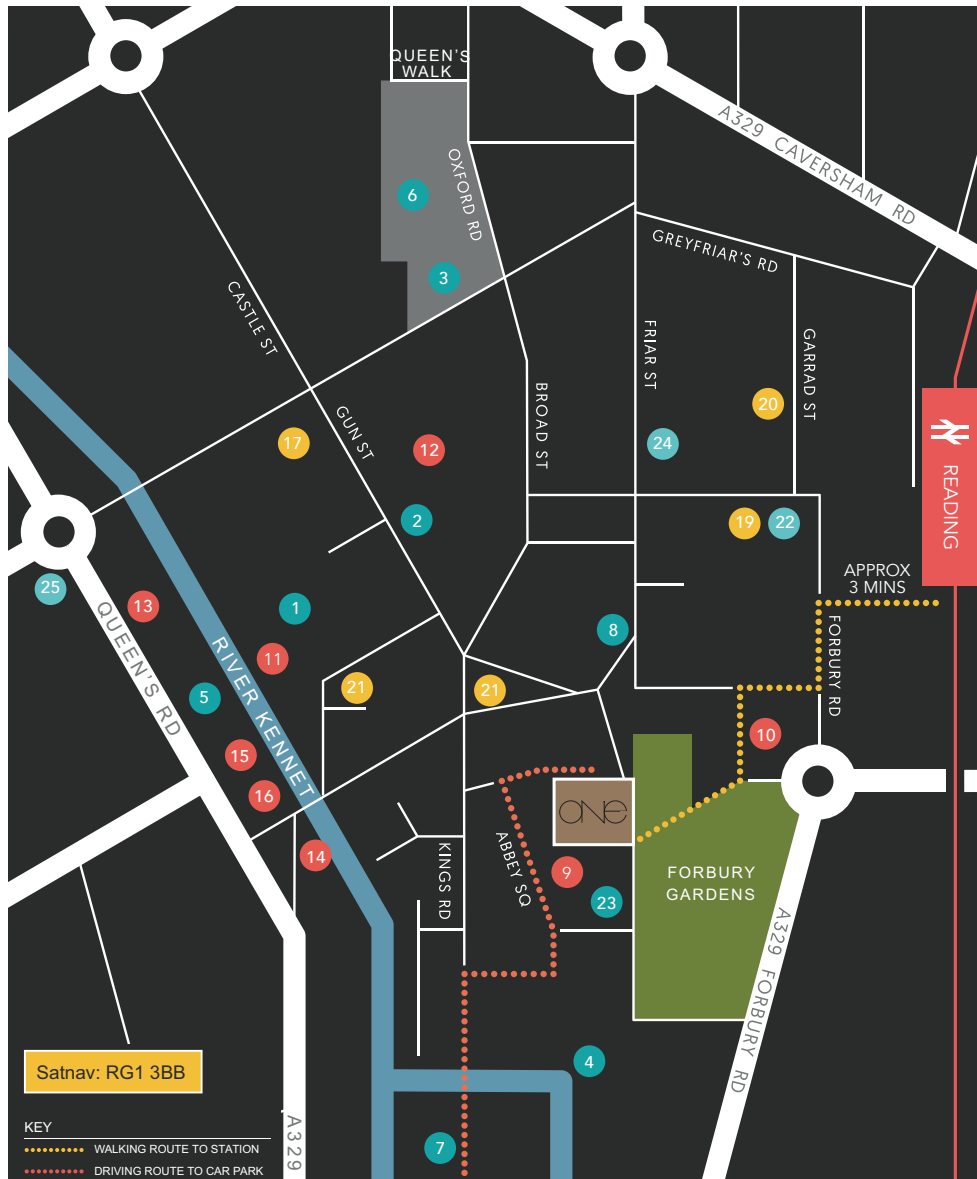


THE ORACLE CENTRE

READING

ONE

Reading has an abundance of local amenities



LEISURE & RETAIL

- 1 The Oracle Centre
- 2 John Lewis
- 3 The Gym
- 4 Abbey Ruins
- 5 Vue Cinema
- 6 Broad Street Mall
- 7 Buzz Gym
- 8 M&S



CAFÉS & RESTAURANTS

- 9 Carluccio's
- 10 Valpy Street Bar & Bistro
- 11 Franco Manca
- 12 Bill's
- 13 Las Iguanas
- 14 London Street Brasserie
- 15 Miller & Carter
- 16 Côte Brasserie



BARS & PUBS

- 17 Zerodegrees Microbrewery
- 18 Caffeine & Cocktails
- 19 Revolution
- 20 Milk Bar
- 21 The Botanist



HOTELS

- 22 Malmaison Hotel
- 23 The Roseate Reading
- 24 Hotel Novotel
- 25 Premier Inn





FORBURY SQ

READING RG1 3BB

ONEFORBURYSQ.COM

TERMS

Available by way of a new lease direct from the landlord.

EPC

Rating of C.

VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact.



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