

LANSLEY

business transfer agents since 1890

111 Oxford Road, Reading, RG1 7UK

Telephone: 0118 959 0271

E-mail: info@lansleycommercial.co.uk

Web: www.lansleycommercial.co.uk

TO SUB-LET

STUNNING, FULLY FITTED GROUND FLOOR OFFICE

CENTRAL READING – OPPOSITE READING STATION

CIRCA 2964SQ.FT / 275M²

READY FOR IMMEDIATE OCCUPATION – FLEXIBLE TERMS AVAILABLE



‘STOTT AND MAY’

FORBURY WORKS, 37-43

BLAGRAVE ST, READING, BERKS,

RG1 1PZ

Location

Located on Blagrove Street in central Reading, Forbury Works is just a short walk from Reading Station, offering fast rail links to London Paddington. The area is a thriving business hub, surrounded by cafés, restaurants, and major retailers, with The Oracle and other town centre amenities close by. Excellent road and public transport links provide easy access to the wider Thames Valley and M4 corridor.

Premises Description

A premium, fully fitted office suite within the prestigious Forbury Works building, directly opposite Reading Station. The property boasts a manned reception and a stylish entrance lobby leading to a private waiting area, boardroom, and small office. The main space features a modern kitchenette and breakout ‘bar area’ with tables, relaxed seating, a table tennis setup, and a cinema screen—ideal for collaborative and social working.

Large windows overlook an attractive landscaped garden with outdoor seating and secure bicycle storage. The office includes 30 open-plan workstations, a separate private office, dedicated storage, and a separate W.C., with access to communal showers and additional facilities. Immaculately presented and fully equipped, this is an exceptional workspace designed for a high-performing, modern business. The suite is fully equipped and available with all existing fit-out in place, offering flexibility for incoming occupiers to use as-is or tailor to their needs.

EPC – B33 – Valid until 25th October 2026

Rateable Value – £69,500 - Interested parties should contact Reading Borough Council to confirm the exact rates payable, as these may be affected by reliefs or exemptions.

Ref: DR.1650cont’d

Lease Terms

The current lease expires on 25th September 2027. Available by way of:

- Sub-lease for the remainder of the term
- Assignment of the existing lease
- Office share opportunity – subject to agreement

The tenant, 'Stott and May', are flexible on terms.

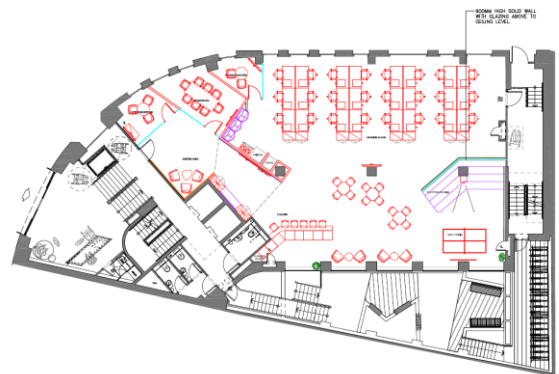
Cost Summary	Annual	Monthly
Rent	£105,222 + VAT	£8,768.50 + VAT
Service Charge	£49,937 + VAT	£4,161.42 + VAT
Total Occupational Cost	£155,159 + VAT	£12,929.92 + VAT

Ideal Tenants

This high-spec office environment is perfectly suited to:

- **Tech companies** and digital agencies seeking a vibrant, collaborative workspace
- **Recruitment and professional services firms** looking for a well-connected, client-facing presence
- **Creative and media businesses** valuing modern breakout spaces and an inspiring setting
- **Startups or scaleups** needing a plug-and-play solution with room to grow
- **Remote-first companies** seeking a regional HQ or hybrid hub near major transport links

With flexible lease options and premium amenities, the space can cater to both established firms and agile, fast-growing teams.



VIEWING - Strictly by prior arrangement with Messrs A H Lansley - 0118 959 0271.

REF:- DR.1650

NOTE: Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. *Any dimensions quoted are for guidance only. the acceptance of this order constituting a contract to this effect. 270525