

READING

Apex, Forbury Road, RG1

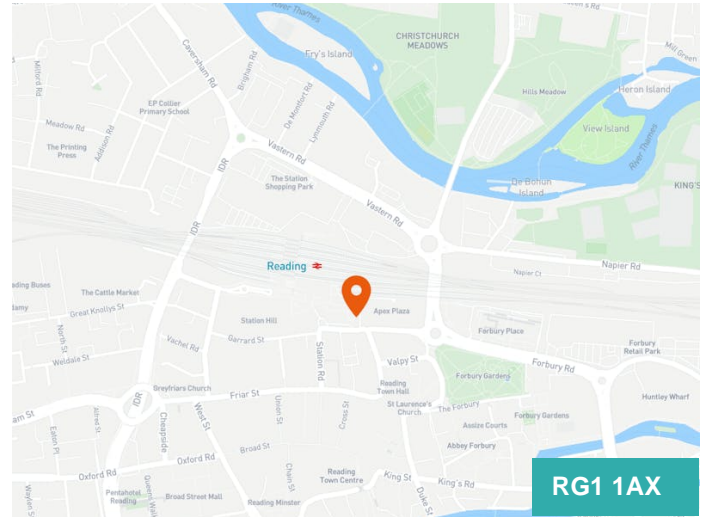
1AX



OFFICE TO LET

4,476 SQ FT

- New high quality fully fitted office space
- Exposed services with raft ceiling finish
- The suite comprises reception area, breakout, 24 person board room, 14 person meeting room, 2x exec offices, 28 workstations and collaboration / touchdown zones
- Private terrace
- Sublease or assignments with Lease Expiry Jan 2034 (Lease Break - Jan 2029)
- 10 Car Parking Spaces
- Available now



Summary

Available Size	4,476 sq ft
Rent	£42.50 per sq ft Passing Rent
Rates Payable	£16.74 per sq ft
Rateable Value	£135,000
Service Charge	£13.80 per sq ft
EPC Rating	B

Description

Apex is a distinctive and prominently positioned office building located in Reading town centre, offering outstanding connectivity just moments from Reading Station. The available suite, located on the 5th floor of Block B, offers a spacious, predominantly open-plan layout enhanced by high-quality contemporary finishes. Designed with modern working practices in mind, the suite features a mix of collaborative areas, dedicated meeting rooms, and benefits from access to a private external terrace.

Tenants also enjoy access to a recently refurbished, 11,000 sq ft central atrium—an inviting communal space ideal for informal meetings, lunch breaks, or flexible working. This shared area includes an on-site café and regularly hosts events throughout the year, creating a vibrant workplace environment. The suite includes 10 allocated parking spaces, reflecting a parking ratio of 1:428.

Location

The property boasts an exceptional town centre location, positioned directly next to Reading's mainline railway station—offering an unrivalled setting with direct connections to London Paddington (just 25 minutes), the Midlands, and the West Country.

Apex benefits from excellent road connectivity, with easy access to the M4 via Junction 11 (A33), Junction 10 (A329 and A329(M)), and Junction 12 (A4 Bath Road). Additionally, the RailAir service offers a convenient, luxury coach link between Reading and Heathrow Airport every 30 minutes, with a journey time of approximately 45 minutes.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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