



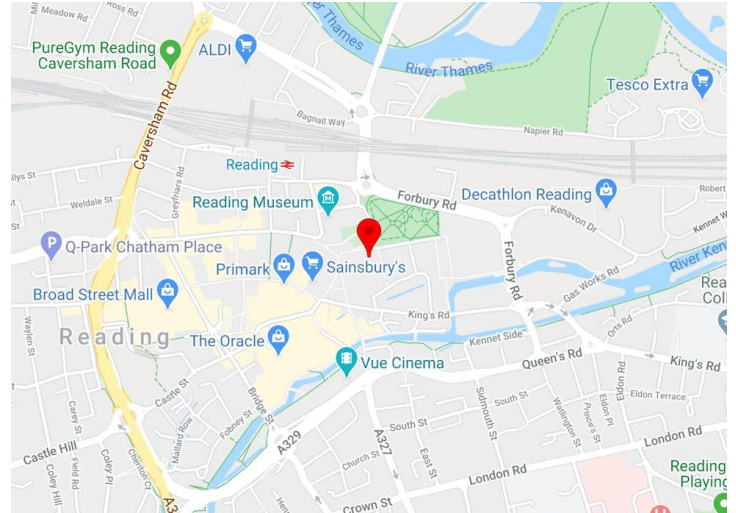
Comprehensively
refurbished Grade A
office space in the heart
of Reading town centre.

- Showers and changing facilities
- Secure underground car park
- Staffed reception
- Town centre
- Recently refurbished
- 24/7 security

One Forbury Square

Reading, RG1 3EB

AVISON
YOUNG



Summary

Available Size	4,368 to 19,611 sq ft / 405.80 to 1,821.92 sq m
Rent	£37.50 - £39.50 per sq ft
Rates Payable	£15.76 per sq ft 2024
Service Charge	£9.29 per sq ft This includes the estate charge
EPC	B

Location

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

Within a short walk to Reading station, One Forbury Square offers excellent connections with central London easily accessible in approx. 25 minutes, and Heathrow Airport accessible in under an hour. The Crossrail will further enhance Reading's rail services connecting the town directly to London's West End, City and Docklands.

Property Highlights

One Forbury Square offers exceptional quality office space. Benefiting 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. The property benefits from an EPC rating of B.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)	Availability
3rd	7,618	707.74	£37.50	Available
2nd	7,625	708.39	£37.50	Available
1st - Part 1st	4,368	405.80	£39.50	Available

Amenities & Specifications

- Build Status: Refurbished
- Parking ratio: 1:1,000

Terms

New FRI Lease.



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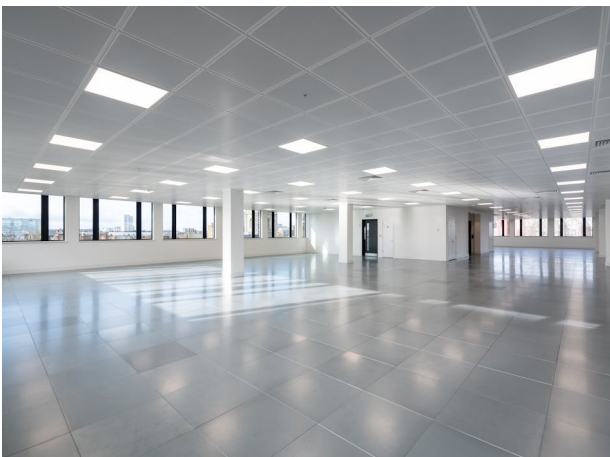
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