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49-51 Blagrove Street  
Reading, RG1 1PL

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4,703 – 17,631 Sq Ft  
Refurbished Offices

**aquis**

# connected near and far



On-site car parking  
at a ratio of  
1:803 sq ft



Directly opposite  
Reading train  
station



Reception



Building Exterior



View from 4th floor

**17,631 sq ft of high-quality office space in the heart of Reading.**

Aquis currently offers two fitted-out suites from 4,703 sq ft on the second floor – ready for immediate occupation. The fourth floor offers 8,117 sq ft and will be delivered in a blank canvas open plan condition.

# high quality specification



Large reception with concierge



Two fully fitted 2nd floor suites



6 x wet room style showers



Bike racks and basement storage area



Private terrace on the 4th floor



Excellent natural light



Car parking ratio of 1:803 sq ft



24/7 security



Second Floor South CGI



Second Floor North CGI

a warm  
welcome

BOARDROOM



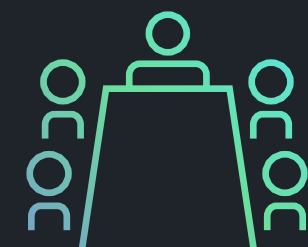
Fitted and  
furnished suites  
on the 2nd floor

Second Floor South CGI

# flexible workspace



Second Floor North CGI



  
Perfect space  
for open plan  
working

# bright and open plan

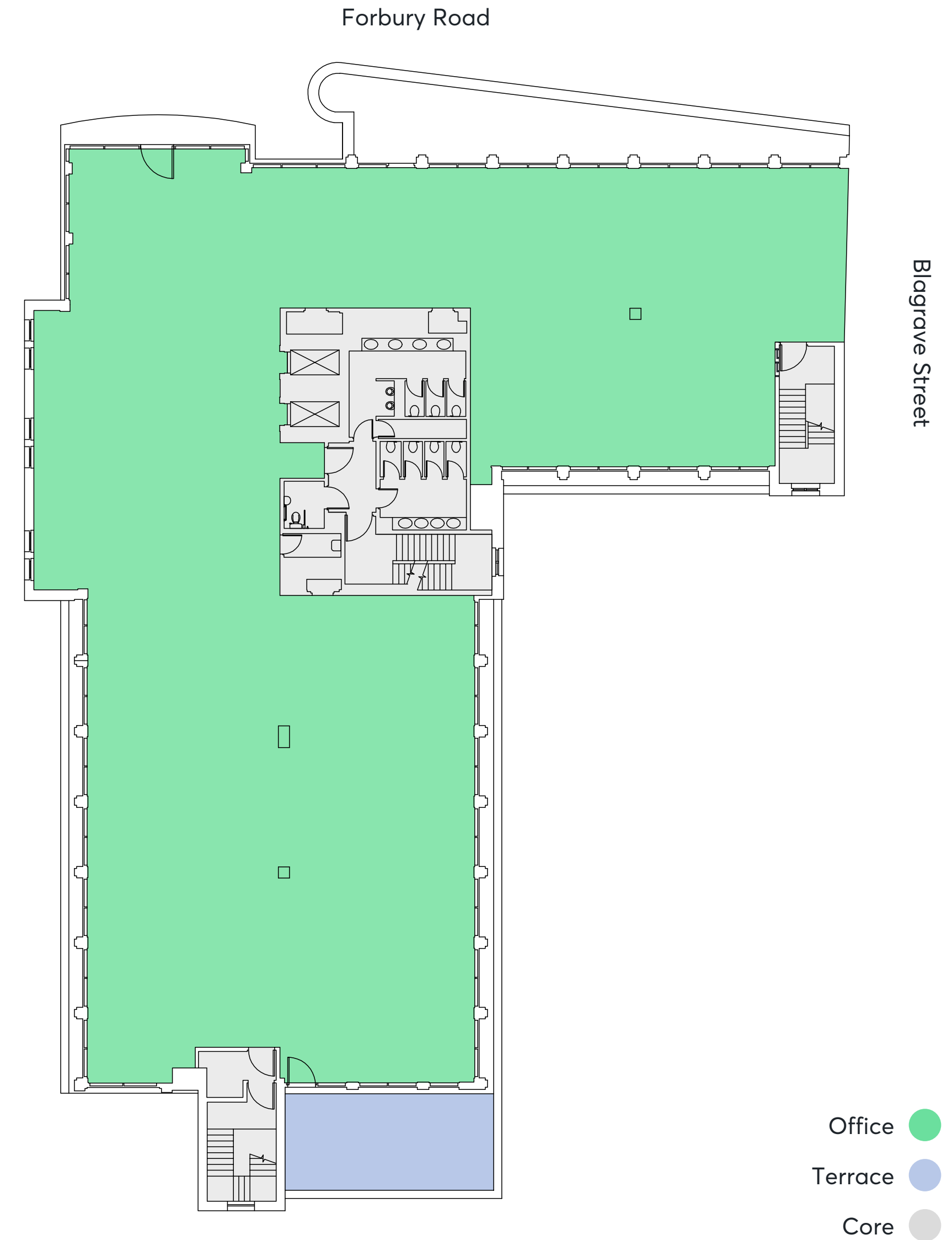
Floor	Status	Condition	Sq Ft	Sq M
4th	Available	Cat A (unfitted)	8,117	754.1
2nd North	Available Q4 2024	Cat A+ (fully fitted)	4,703	436.9
2nd South	Available Q4 2024	Cat A+ (fully fitted)	4,811	447.0
<b>Total</b>			<b>17,631</b>	<b>1,638.0</b>



Plans not to scale. For indicative purposes only.

Office   
Core 

## 4th floor plan – 8,117 sq ft / 754.1 sq m



# ready for work

## 2nd floor North



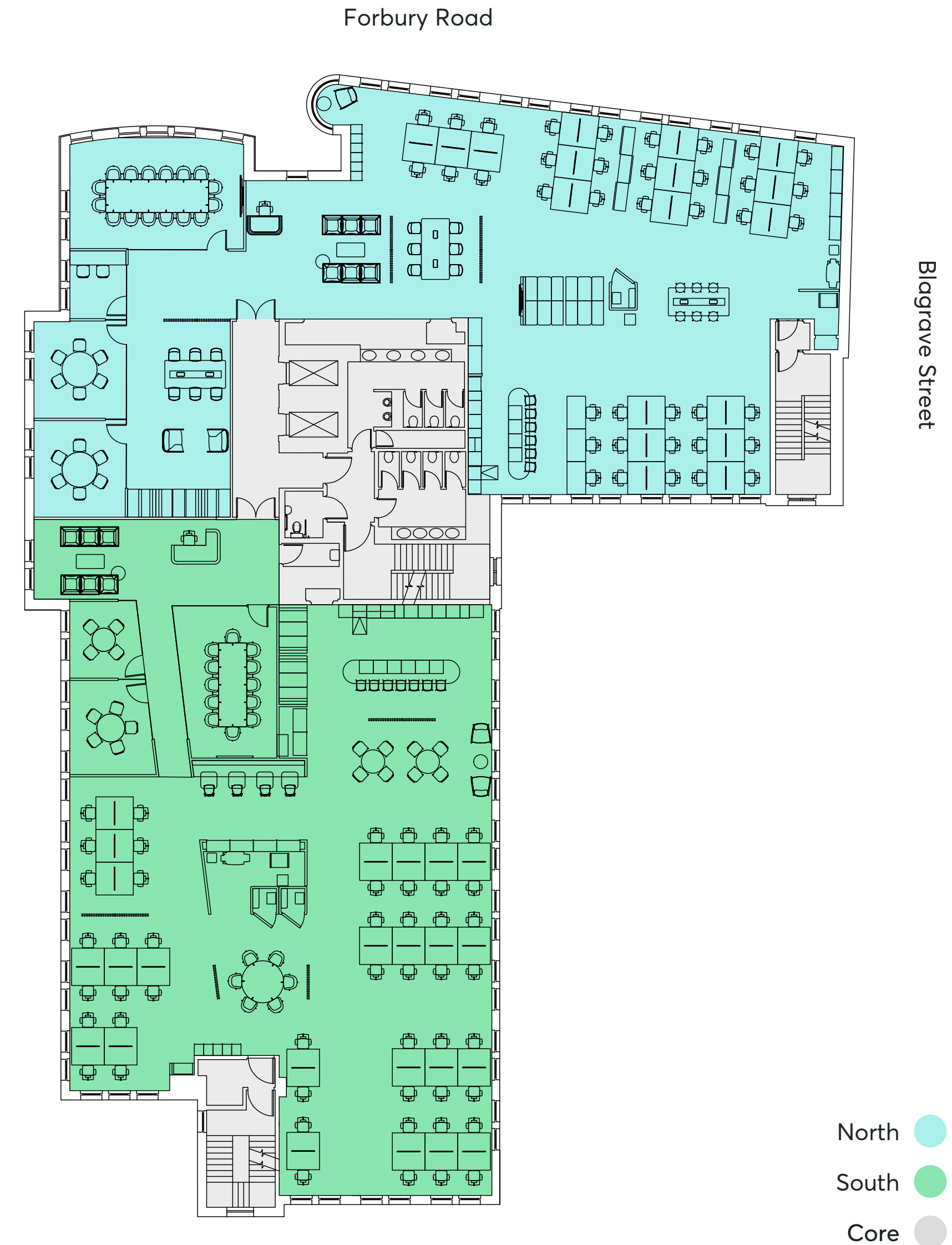
Workstations	39
Hot desks	06
16 person boardroom	01
6 person meeting rooms	02
2 person phone booth	01
Meeting booths	02
Acoustic phone booth	01
Collaboration areas	02
Kitchen / breakout area	01
Reception	01
Additional desk spaces	10

## 2nd floor South



Workstations	48
Hot desks	10
12 person boardroom	01
5 person meeting rooms	02
Acoustic phone booths	02
Collaboration areas	02
Kitchen / breakout area	01
Reception	01
Additional desk spaces	12

## 2nd floor space plan



Plans not to scale. For indicative purposes only.

# Reading's energetic hub

Aquis has an excellent choice of fine dining, cocktail bars and bustling street food markets and casual cafés.

Forbury Gardens, Thames Lido and an F45 gym are all in close proximity – the perfect spots for exercise or to kick back and relax.

The area will also benefit from the Station Hill development due for completion in 2024 which will provide a 2 acre public realm, and a wealth of new independent retail and leisure amenity.



Surrounded by an abundance of amenities



Rowing on The Thames



Valpy Street Bar & Bistro



Thames Lido



The Three Guineas



## local amenity

### bars & cafés

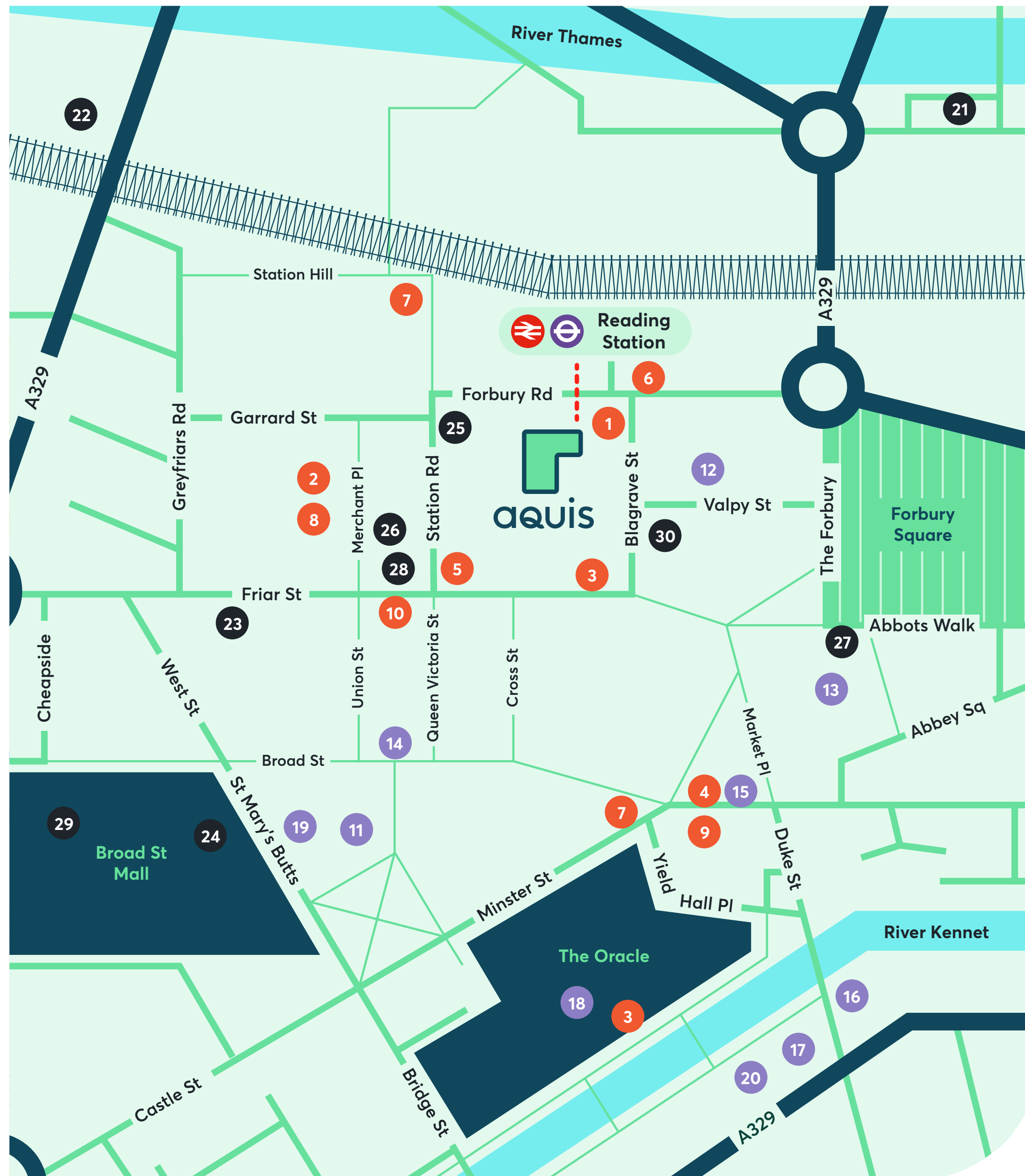
1. Oakford Social Club
2. Milk Bar
3. Slug & Lettuce
4. The Botanist
5. Pitcher & Piano
6. Caffé Nero
7. Pret A Manger
8. Shed
9. Workhouse Coffee
10. Black Sheep Coffee

### restaurants

11. Bill's
12. Valpy St Bar & Bistro
13. Carluccio's
14. Itsu
15. Honest Burgers
16. London St Brasserie
17. Côte Reading
18. Osaka
19. Coconut Bar & Kitchen
20. Miller & Carter

### fitness & leisure

21. Thames Lido
22. Puregym
23. F45
24. TheGym
25. Malmaison
26. Novotel
27. The Roseate
28. Ibis
29. Pentahotel
30. Reading Museum



# quick and easy travel

The remodelled Reading Station makes getting in and out of Reading simple.

The introduction of the Elizabeth Line cuts travel times into central London to just 24 minutes. Additionally, Aquis is under 4 miles from the M4 meaning travel connections by car are also excellent.

## by road

Heathrow ✈️ 30 mins

Oxford 40 mins

Travel times by road in minutes from Aquis. Source: Google Maps.

## by rail

M Maidenhead 12 mins

S Slough 23 mins

Travel times by rail in minutes from Reading Station. Source: TfL.

## elizabeth line

P Paddington 24 mins

B Bond Street 32 mins

Travel times by Crossrail in minutes from Reading Station. Source: TfL.

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# further information

## Terms

Upon application.

## EPC Rating

Available upon request.

## Viewings

Strictly through the joint  
sole letting agents:

**CAMPBELL  
GORDON**

### Rob Marson

rob@campbellgordon.co.uk  
07778 467 781

### Lewis Holmes

lewis@campbellgordon.co.uk  
07767 204 895

 **Vail  
Williams**

### James Newton

jnewton@vailwilliams.com  
07393 235 709

### Arabella Macrae

amacrae@vailwilliams.com  
07775 862 913

### Guy Parkes

gparkes@vailwilliams.com  
07788 188 874

# aquisreading.co.uk

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