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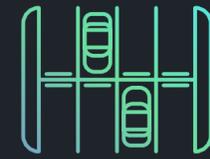
49-51 Blagrove Street  
Reading, RG1 1PL

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4,750 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

**4,750 sq ft of high-quality fully fitted office space in the heart of Reading.**

The second floor suite has been newly fitted to the highest standard. It provides open plan workspace, complete with meeting rooms, breakout spaces and kitchens, suitable for a wide range of occupiers.

# high quality specification



Large welcoming reception and business lounge



Fully fitted suite



6 x wet room style showers



Bike racks and basement storage area



Excellent natural light



6 dedicated parking spaces



24/7 security



Business Lounge



Reception

a warm  
welcome



2nd Floor North

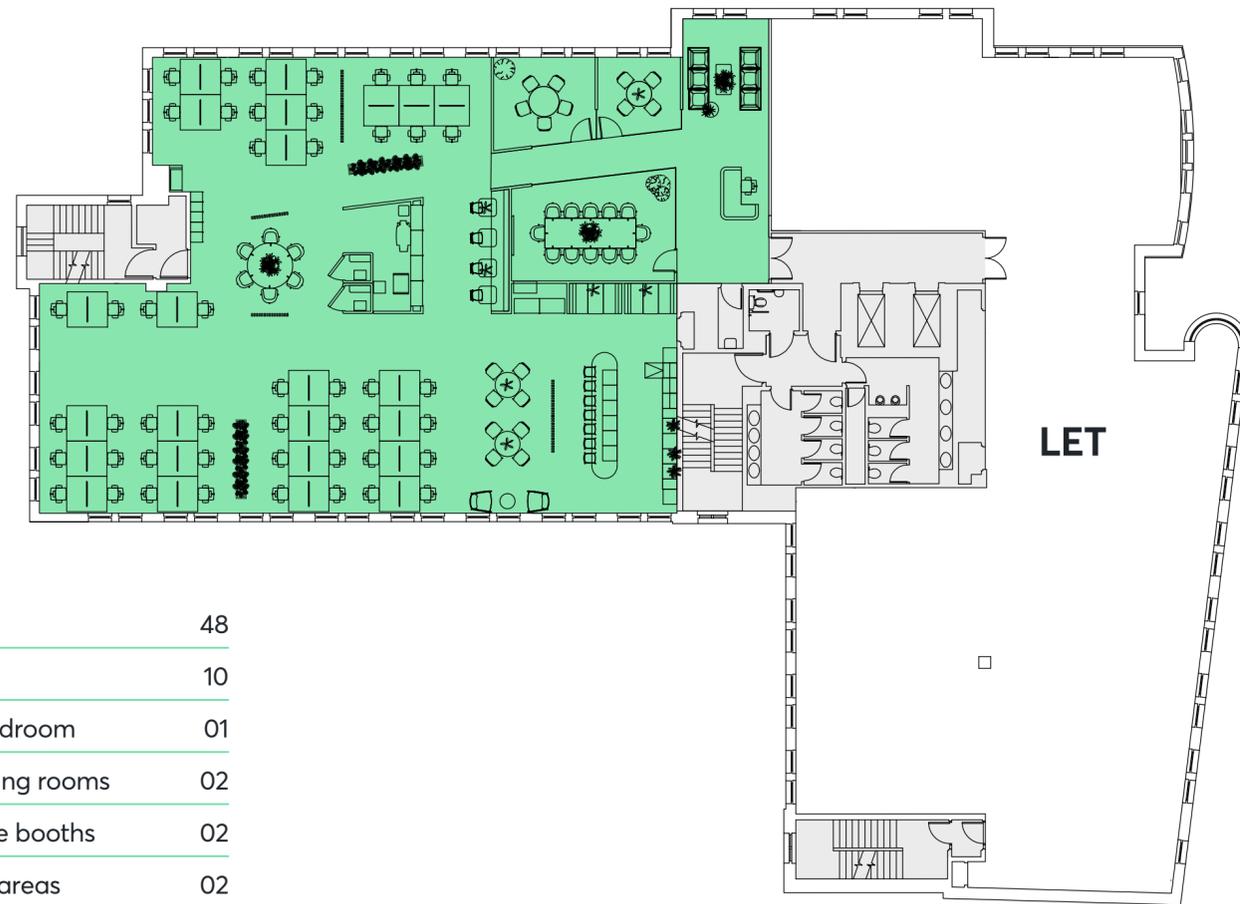


Fitted and  
furnished

# bright and flexible

## 2nd floor South

4,750 sq ft (441.3 sq m)



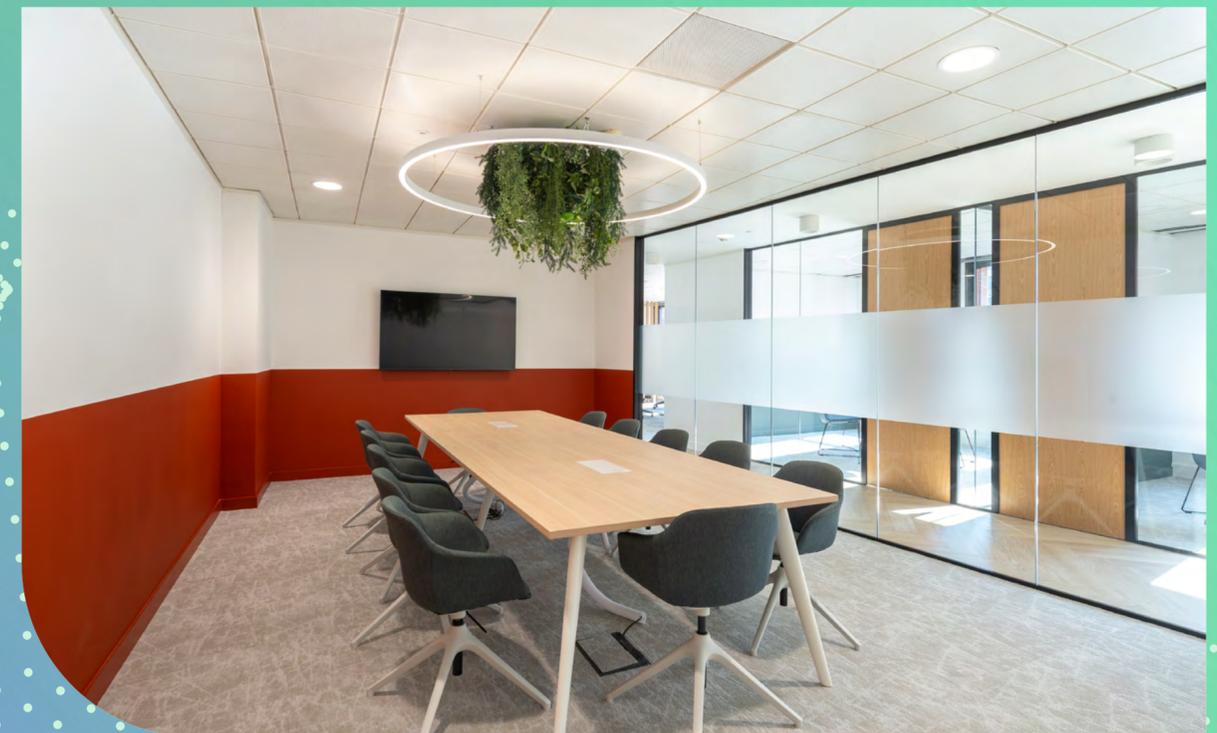
Workstations	48
Hot desks	10
12 person boardroom	01
5 person meeting rooms	02
Acoustic phone booths	02
Collaboration areas	02
Kitchen / breakout area	01
Reception	01
Additional desk spaces	12



Plans not to scale. For indicative purposes only.



2nd Floor South



2nd Floor South

# 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, Malmaison Hotel and Unleashed Performance gym are all in close proximity – the perfect spots for exercise or to kick back and relax.

Aquis benefits from being in the central business area adjacent to the new Station Hill quarter, including new retail and leisure offerings and a 2 acre public realm and event space.



Surrounded by an abundance of amenities



Rowing on The Thames



Valpy Street Bar & Bistro



Thames Lido



The Three Guineas

## local amenity

### bars & cafés

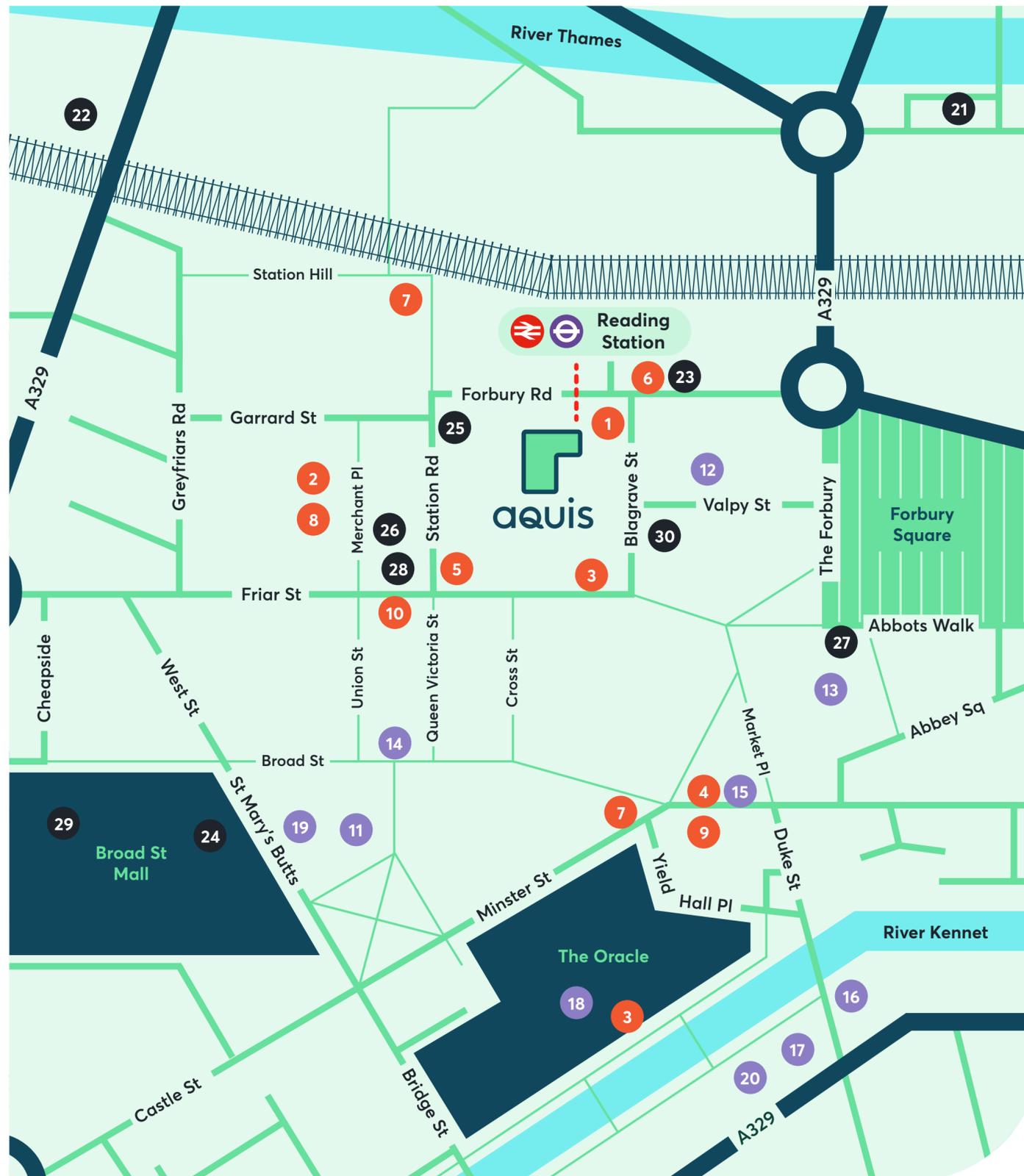
1. Oakford Social Club
2. Milk Bar
3. Slug & Lettuce
4. The Botanist
5. Pitcher & Piano
6. Caffé Nero
7. Pret A Manger
8. Shed
9. Workhouse Coffee
10. Black Sheep Coffee

### 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. Unleashed Performance Gym
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**

### Andrew Baillie

abaillie@vailwilliams.com  
07502 233 770

### Guy Parkes

gparkes@vailwilliams.com  
07788 188 874

# aquisreading.co.uk

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