



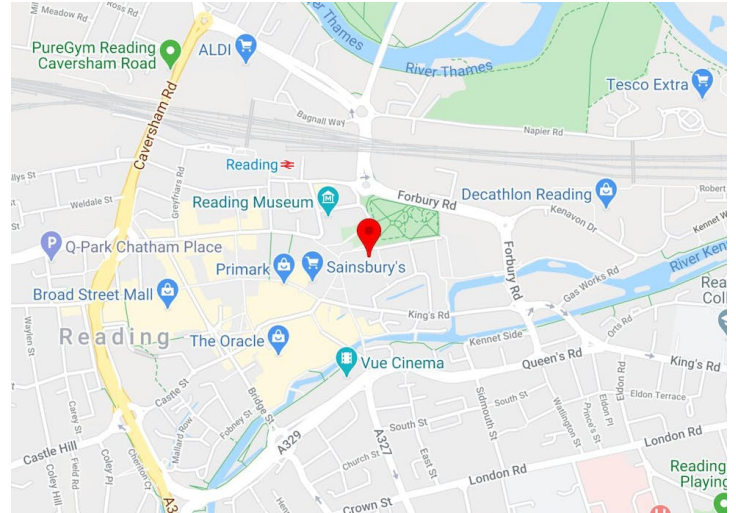
Comprehensively  
refurbished Grade A  
office space in the heart  
of Reading town centre.

- 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

<b>Available Size</b>	1,826 to 21,437 sq ft / 169.64 to 1,991.56 sq m
<b>Rent</b>	£37.50 - £39.50 per sq ft
<b>Rates Payable</b>	£15.76 per sq ft 2024
<b>Service Charge</b>	£9.29 per sq ft This includes the estate charge
<b>EPC</b>	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
4th - Part 4th	1,826	169.64	£39.50	Available
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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