



3R

3R

3,648 – 7,550 sq ft
Town centre offices
available to let

3 Queens Road, Reading RG1 4AR

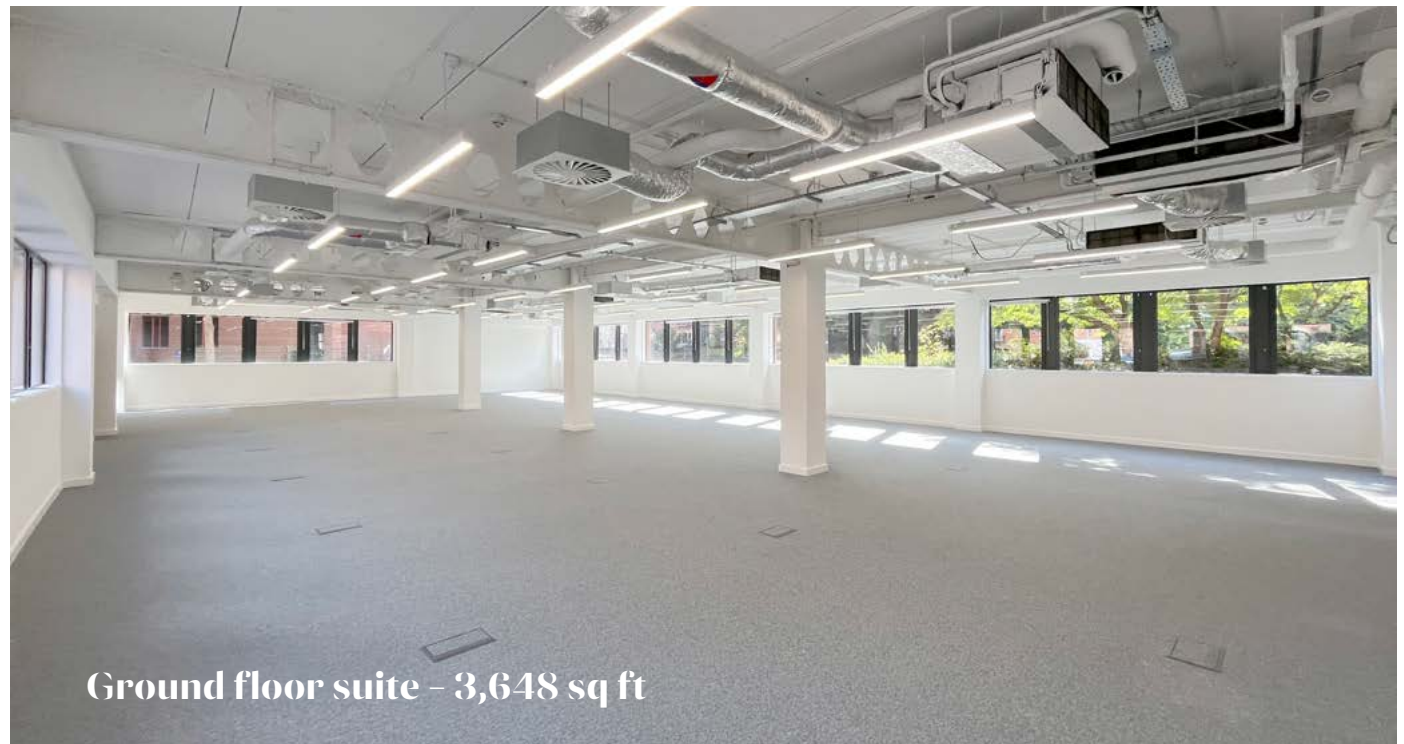


Top floor suite - 3,902 sq ft



Q1:
why
3R

2 | 3R



Ground floor suite - 3,648 sq ft



River Thames

← to Bristol / Bath

Reading Station
⇌

⇌ to London →

Friar Street

Station Road

Blagrove St

Forbury Gardens

Abbey Ruins

John Lewis

M&S

Broad Street

Market Place

3R

6 mins walk

Dukes Street

The Oracle

River Kennet

Queens Road Car Park

Vue

Queen's Road

A329 to M4 J10 →

A329 (IDR)

← to A33 / M4 J11

London Street

3 | 3R

near
Reading
3R



23 minutes to London Paddington



6 minutes walk to Reading Station



28 miles to Heathrow Airport



Elizabeth line
← Westbound platform B

Eastbound platform

connectivity

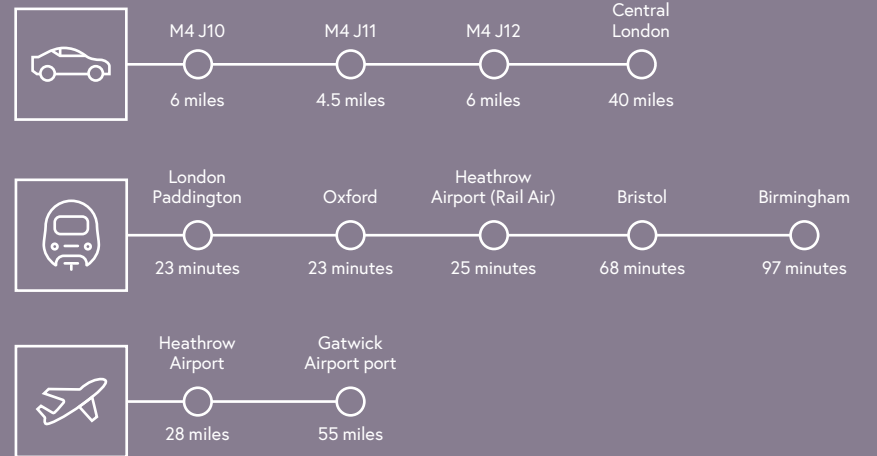
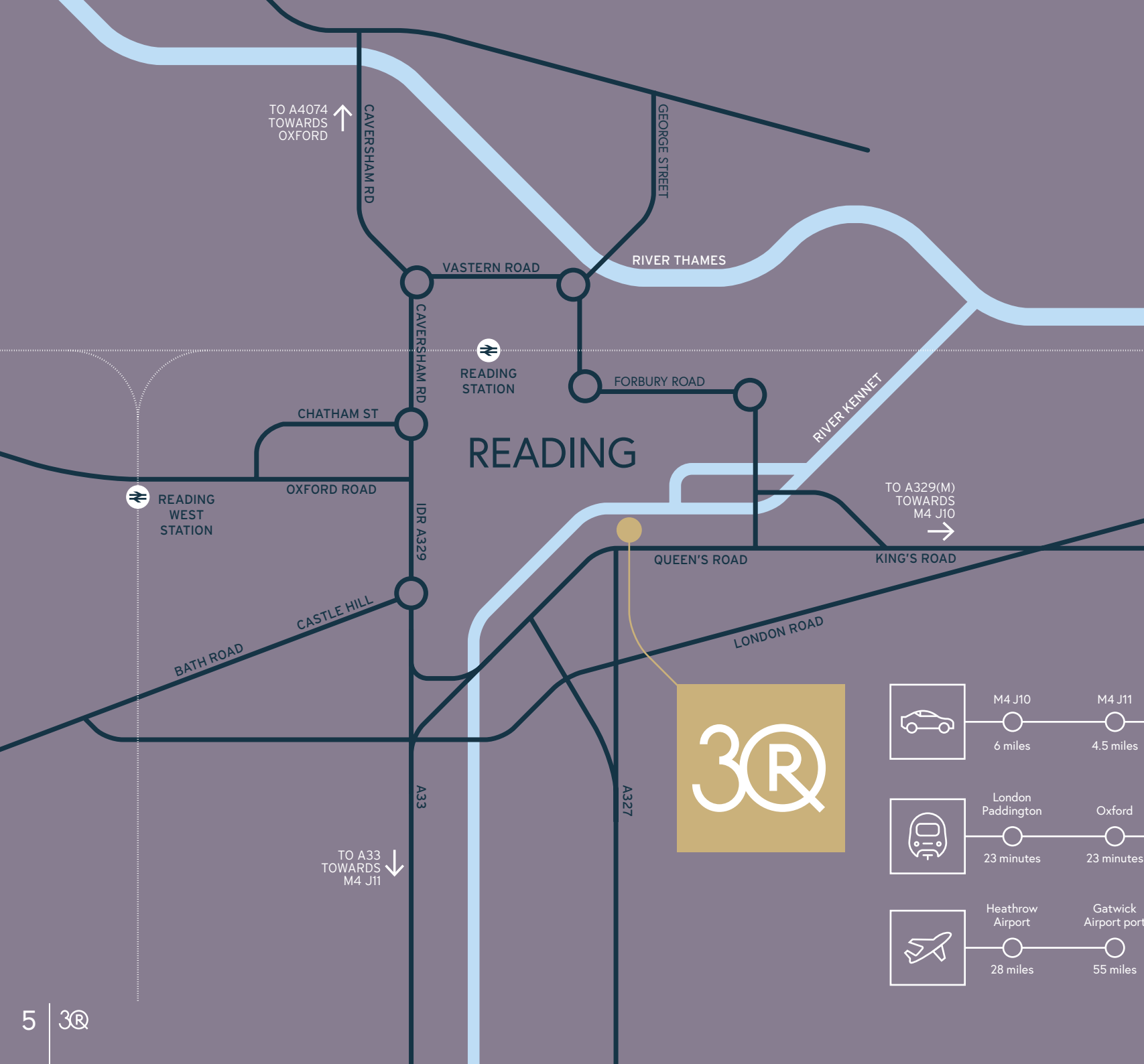


Elizabeth Line provides direct trains to central London



6 miles to the M4

putting 3R on the map



Q2: why Queen's Road?





Next to
Queens Road
Car Park



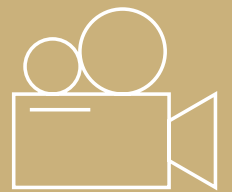
A range of
international quality
hotels nearby



Riverside
restaurants
and cafés



100 metres to
The Oracle
Shopping Centre



10 screen
Cinema



Fitness facilities
throughout
the town



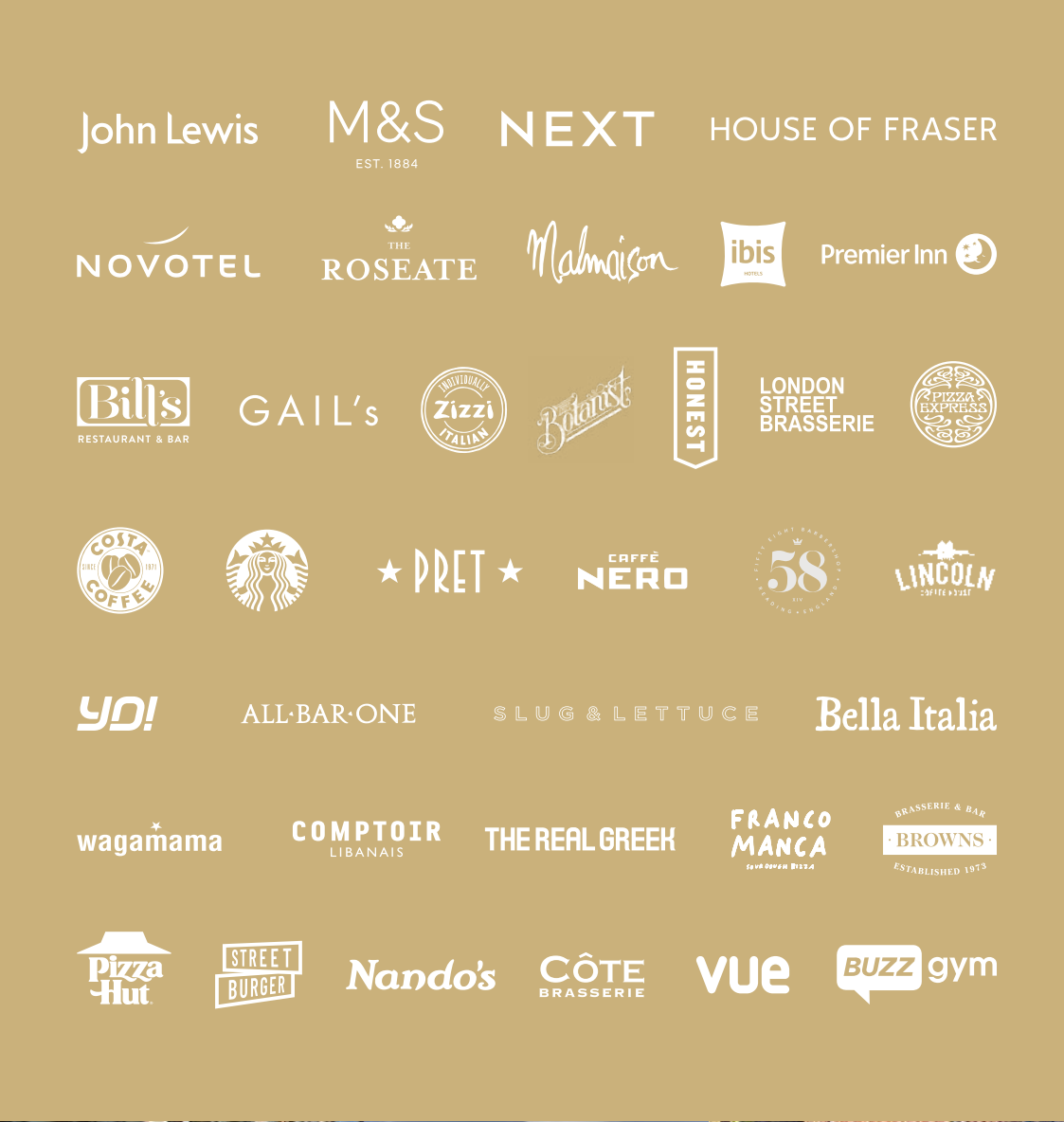
buzzing locality



prominent

3 Queens Road is prominently located in Reading Town Centre, less than 100 metres from The Oracle Shopping Centre, which provides a multitude of shops, cafes, bars and restaurants.

Reading also boasts a range of international-quality hotels, along with fitness and leisure facilities throughout the town.



Ground floor fitted option – breakout



CGI

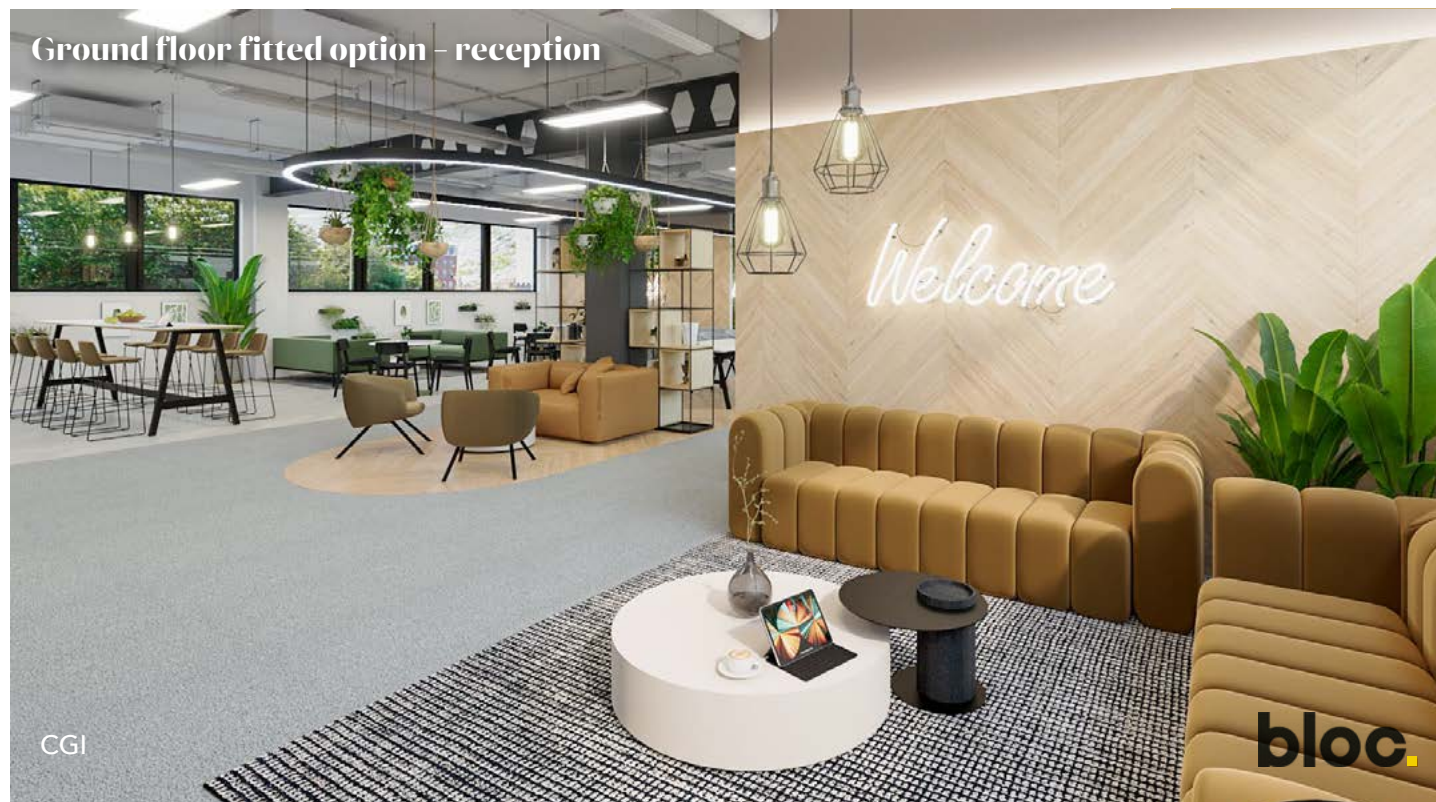
3,648 – 7,550 sq ft Newly refurbished town centre offices

Floor areas (NIA)	sq ft	sq m
Third floor*	3,902	362
Second floor	LET TO ORH	
Part first floor	LET TO ABACO	
Part first floor	UNDER OFFER	
Ground floor	3,648	339
Total NIA	7,550	701

*Available soon

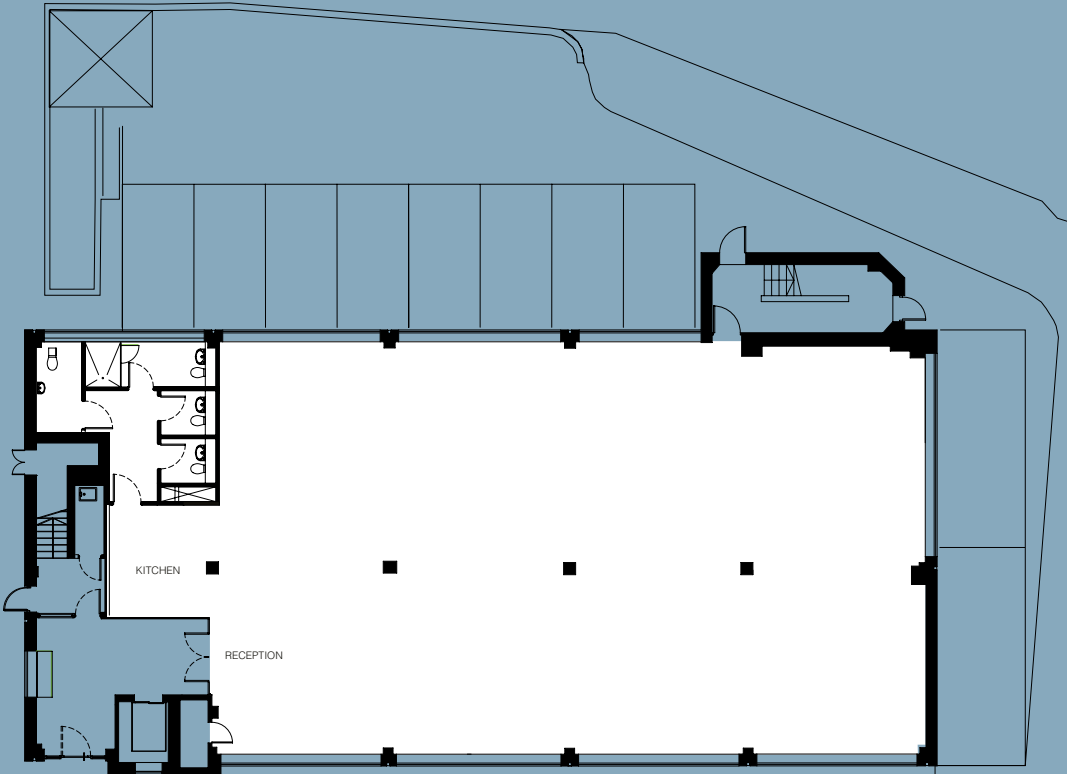
Q3: what could I get?

Ground floor fitted option – reception

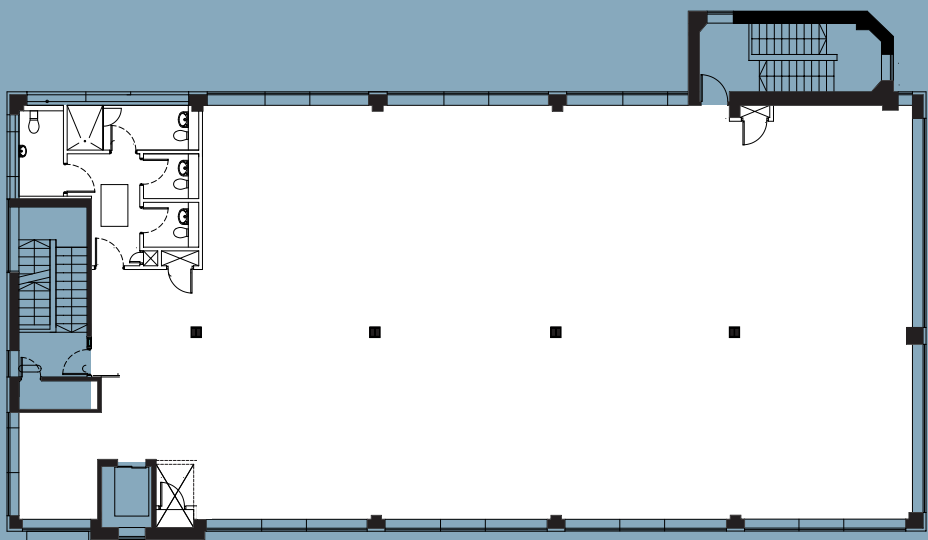


CGI

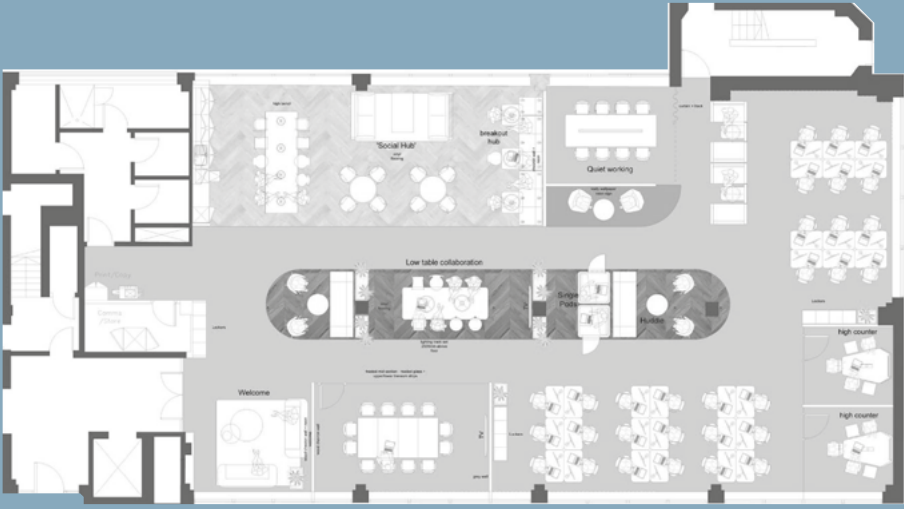
The landlord is willing to provide either of the suites on a fitted basis, with your creative input to ensure you achieve a space that fulfils your office requirements. The CGIs and layout below indicates a possible fit out of the ground floor suite, deliverable in 12 weeks. Subject to further negotiation.



Ground floor



Third floor



Ground floor fitted option



Ground floor fitted option - rear view

CGI




 Fresh air
 VRF heating &
 cooling system




 High specification
 WCs with
 shower facilities




 LED
 lighting



Refurbished
 lift



Exposed
 services



Excellent
 natural light



Paxton access
 net 2 entry
 system



EPC
 rating B



specification



Full access
 raised floors



Double glazed
 windows



Two car
 parking spaces
 per floor





get in
as
the O'

ARCHIE CHITTY
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achitty@lsh.co.uk

JAY MOORE
07840 020 072
jamoore@lsh.co.uk

**Lambert
Smith
Hampton**

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. November 2022