

TO LET - OFFICE

ONE FORBURY SQUARE

The Forbury, Reading, RG1 3BB



Key Highlights

- 1,826 to 21,437 sq ft
- 3 minutes walk to Reading Station
- Newly refurbished Grade A office space overlooking Forbury Gardens
- Available as Cat A or fully fitted suites

SAVILLS West End
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savills.co.uk



Description

One Forbury Square was extensively refurbished in March 2020 to Grade A standard.

The property benefits from large flexible floor plates, a modern refurbished reception, new air-conditioning and finishes throughout, secure parking including electric vehicle charging, secure cycle storage with showers, changing and drying room, and a terrace on the 3rd floor.

Location

The property is located on the eastern side of Reading town centre, 3 minutes' walk (0.1 miles) from the Oracle Shopping Centre and Broad Street. Situated on The Forbury, the property occupies a prominent position on the west side of Forbury Square and in the heart of Reading's business district.

Reading railway station is within 5 minutes' walk of the property (0.2 miles) and The Forbury lies 0.8 miles to the east of the A329, which provides direct access to the M4 Junction 10.

The square also includes Davidson House and The Forbury Hotel, which together provide various retail and leisure offerings and views on The Forbury Gardens.

Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| 1st | 4,368 | 405.80 | Available |
| 2nd | 7,625 | 708.39 | Available |
| 3rd | 7,618 | 707.74 | Available |
| 4th - Part | 1,826 | 169.64 | Available |
| Total | 21,437 | 1,991.57 | |

Business Rates

Rates payable: £13.50 per sq ft

Estimated business rates



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