



ONE  
FORBURY SQUARE

New Grade A office  
space available  
From 1,826 sq ft  
to 21,437 sq ft



GO  
ONE  
BETTER

When it comes to finding the right address in Reading, one place simply tops the list.

Situated in the town centre, overlooking scenic Forbury Gardens and just 3 minutes' walk from Reading railway station, One Forbury Square is a cut above the rest.

With five fully refurbished floors and offering an unparalleled blend of location, convenience and quality, this office building is in a league of its own.





Flexible floor space,  
starting from  
1,826 sq ft



Premier  
business location



Stunning  
views across  
Forbury Gardens



Shower facilities,  
lockers and  
a drying room



Excellent parking  
ratio of 1:1,000 sq ft



Cycle storage and  
bike repair station



Air quality  
monitoring



Bespoke fit out  
delivery available



Concierge  
reception



Fitwel 1 star  
rating



24 / 7 Security





## AN AREA THAT OFFERS IT ALL

Thanks to its attractive town centre location, One Forbury Square is moments away from Reading's wide range of shops, as well as a variety of fantastic restaurants, trendy cafés and characterful pubs. Across the square sits the luxurious Roseate Reading hotel, the perfect stopover destination.



**3 MINS**  
TO READING  
RAILWAY STATION



**23 MINS**  
TO PADDINGTON

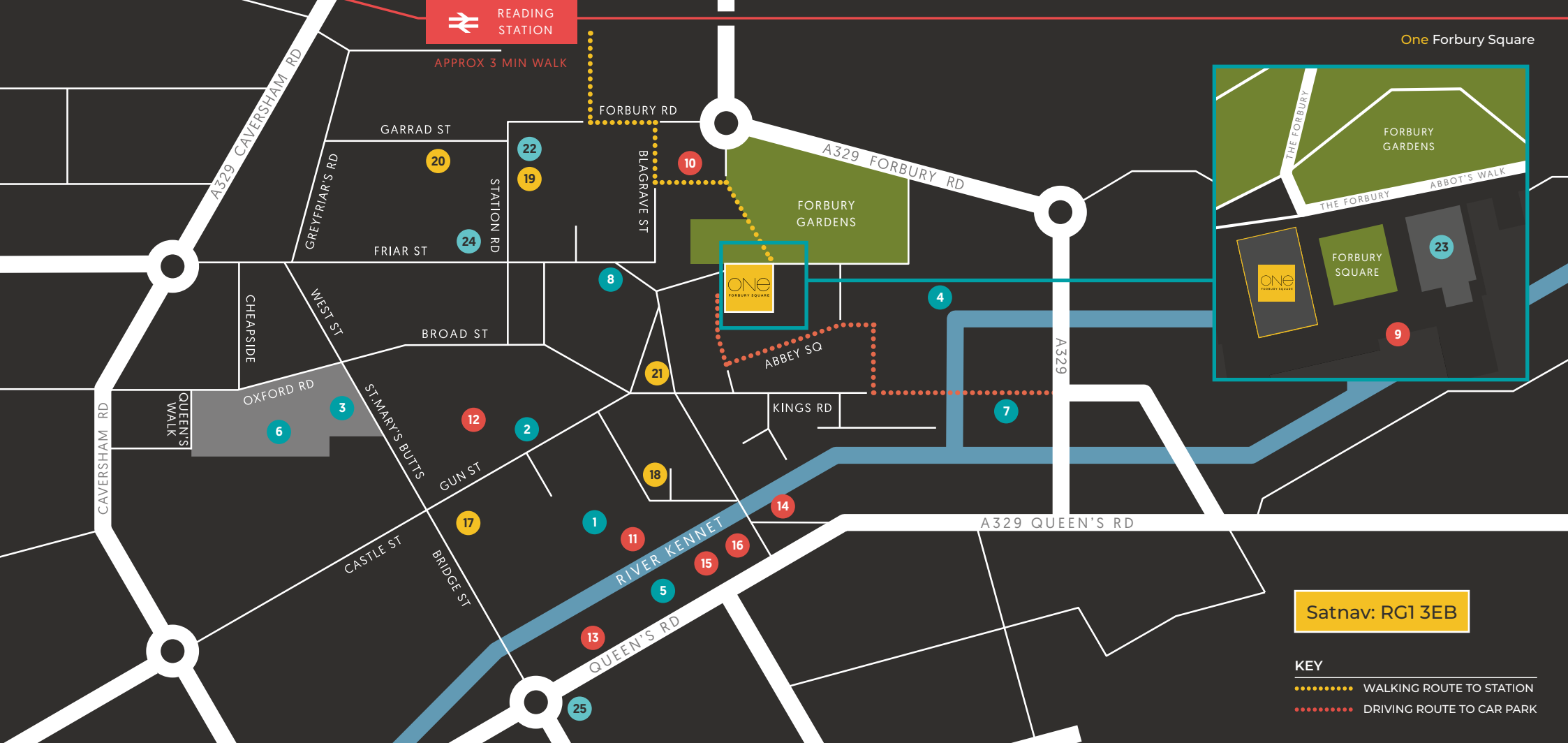
**38 MINS**  
TO HEATHROW  
ON ELIZABETH LINE\*

**3.5 MILES**  
TO J11  
OF THE M4



\*Coming soon





READING STATION

APPROX 3 MIN WALK

One Forbury Square

Satnav: RG1 3EB

KEY  
 ..... WALKING ROUTE TO STATION  
 ..... DRIVING ROUTE TO CAR PARK

**LEISURE & RETAIL**

- 1 The Oracle Centre
- 2 John Lewis
- 3 The Gym
- 4 Abbey Ruins
- 5 Vue Cinema
- 6 Broad Street Mall
- 7 Buzz Gym
- 8 M&S

**CAFÉS & RESTAURANTS**

- 9 Carluccio's
- 10 Valpy Street Bar & Bistro
- 11 Franco Manca
- 12 Bill's
- 13 Las Iguanas
- 14 London Street Brasserie
- 15 Miller & Carter
- 16 Côte Brasserie

**BARS & PUBS**

- 17 Zerodegrees Microbrewery
- 18 Caffeine & Cocktails
- 19 Revolution
- 20 Milk Bar
- 21 The Botanist

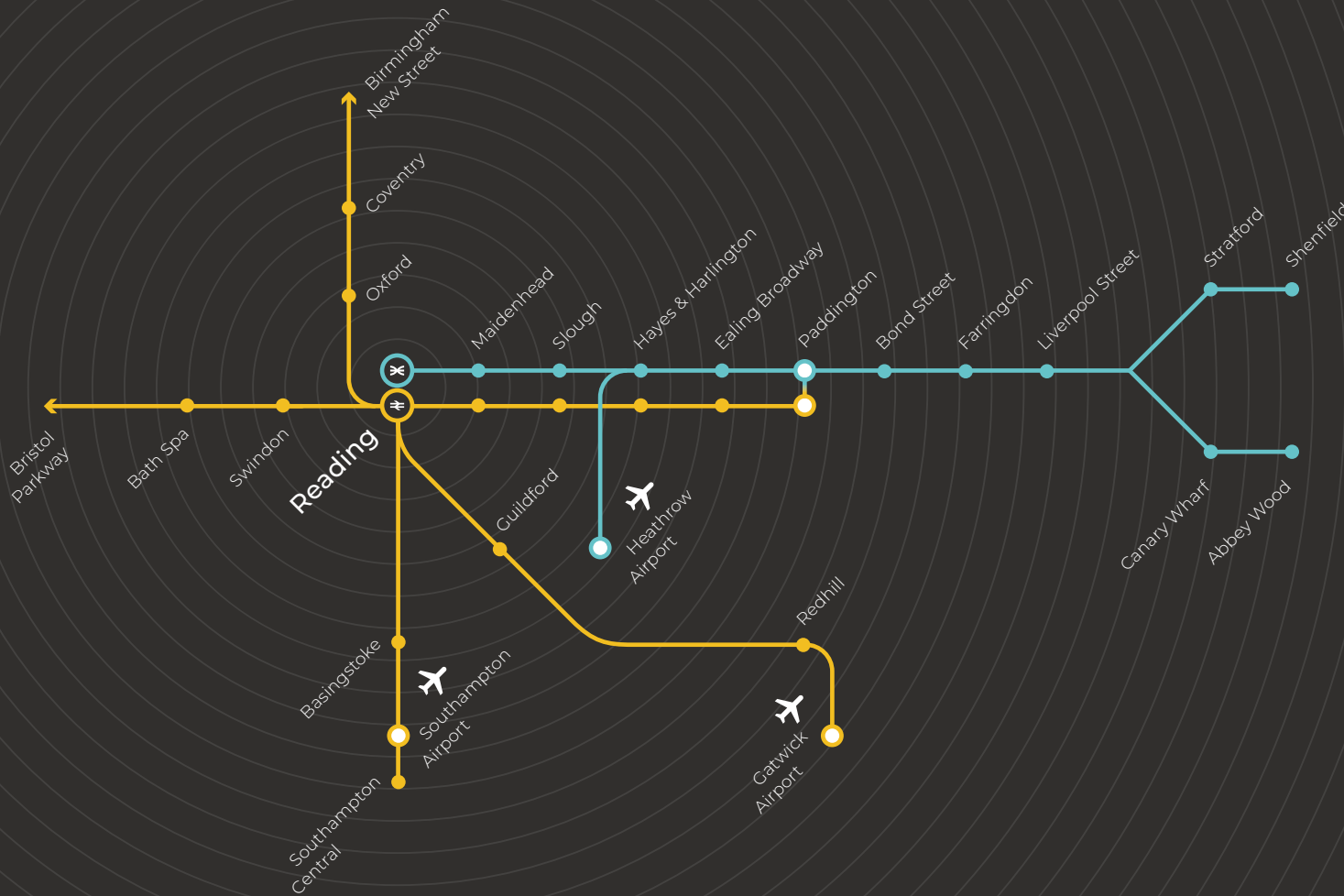
**HOTELS**

- 22 Malmaison Hotel
- 23 The Roseate Reading
- 24 Hotel Novotel
- 25 Premier Inn




## WHERE CAN YOU FAST TRACK YOUR CONNECTION?

A short walk to Reading station, One Forbury Square offers excellent connections to central London, with the Elizabeth Line set to further enhance rail services directly into the West End, the City and Docklands. Reading also enjoys fast routes around the country as well as direct trains to both Heathrow and Gatwick Airports.



 Rail

Basingstoke	18 mins
Paddington	23 mins
Guildford	35 mins
Southampton Airport	43 mins
Southampton Central	50 mins
Bristol Parkway	49 mins
Bath Spa	54 mins
Redhill	1 hr 6 mins
Coventry	1 hr 11 mins
Gatwick Airport	1 hr 19 mins
Birmingham New Street	1 hr 33 mins

 Elizabeth Line

Slough	21 mins
Heathrow Airport	38 mins
Paddington	50 mins
Farringdon	58 mins
Liverpool Street	1 hr 1 mins
Canary Wharf	1 hr 7 mins





## WHERE CAN I FIND SPACE TO GROW?

With all five floors having undergone a comprehensive refurbishment, One Forbury Square offers exceptional quality office space. Benefitting from large flexible floor plates throughout, you can create the office that suits your needs exactly.





## SCHEDULE OF ACCOMMODATION

FLOOR	SQ FT	SQ M
Part Fourth	1,826	169.6
Third	7,618	707.7
Second	7,625	708.4
Part First	4,368	405.8
Part Ground	LET	LET
<b>Total</b>	<b>21,437</b>	<b>1,991.5</b>

Measurements on the basis of Net Internal Area







## SPECIFICATION

Full internal Category A refurbishment works have been completed, including:

- New reception, common parts, WCs and lobbies
- New male and female showers at lower ground floor level
- New suspended ceilings with perforated metal tiles
- New flat panel LED lighting
- New raised access floors
- Cycle storage with bike repair station
- Upgraded M&E system
- EPC rating of C
- Air quality monitoring
- DDA compliant
- Electric car charging

External works incorporating:

- Restorative clean to all powder coated curtain walling and window frames
- Over spraying entrance door surround in feature colour
- New illuminated signage above the entrance door
- PV cells installed on the roof to power the building with renewable energy









## BESPOKE FULLY FITTED SUITES

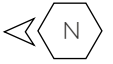
One Forbury square offers a blank canvas where clients can build bespoke, fitted solutions to suit their needs. The process is personal, flexible and can be delivered reliably within a short lead time.

Example of bespoke fit out provided for tenant on ground floor



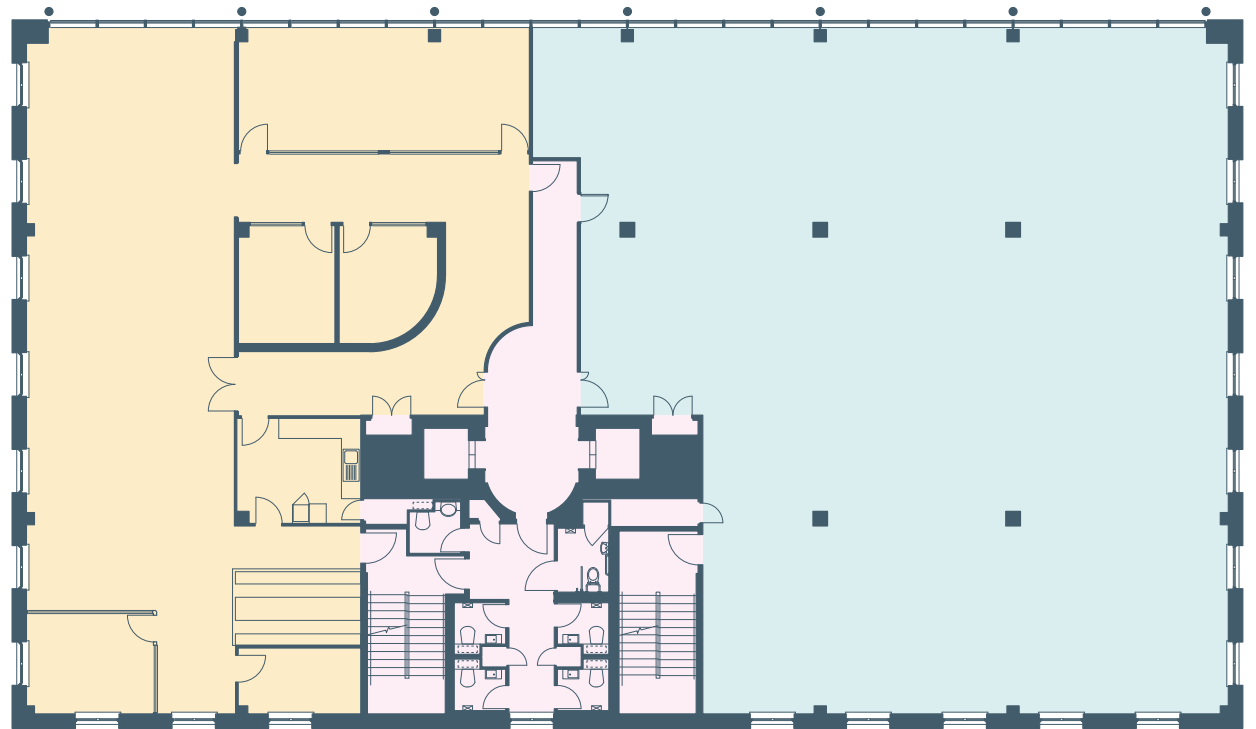
# FIRST FLOOR

4,368 SQ FT  
405.8 SQ M



FORBURY SQUARE

THE FORBURY



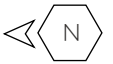
● Available    ● Core    ● Let to Lloyds Development Capital    Plans not to scale





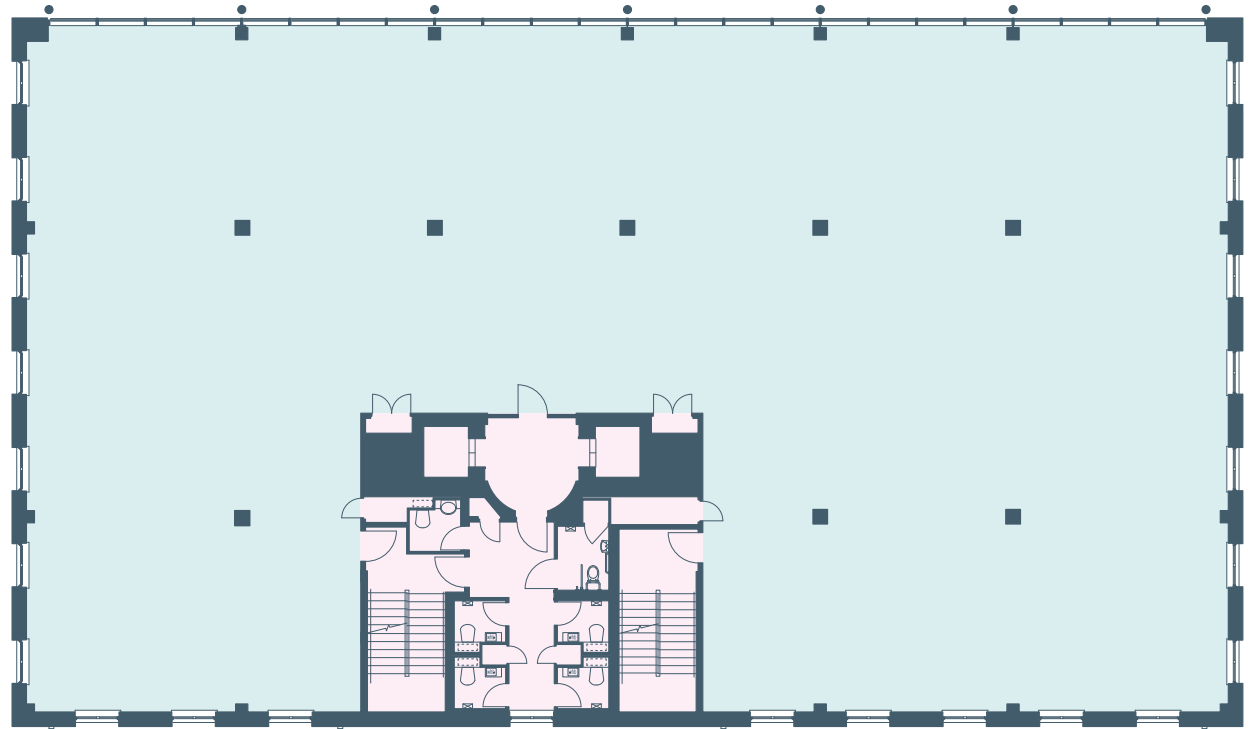
# SECOND FLOOR

7,625 SQ FT  
708.4 SQ M



FORBURY SQUARE

THE FORBURY



● Available ● Core

Plans not to scale



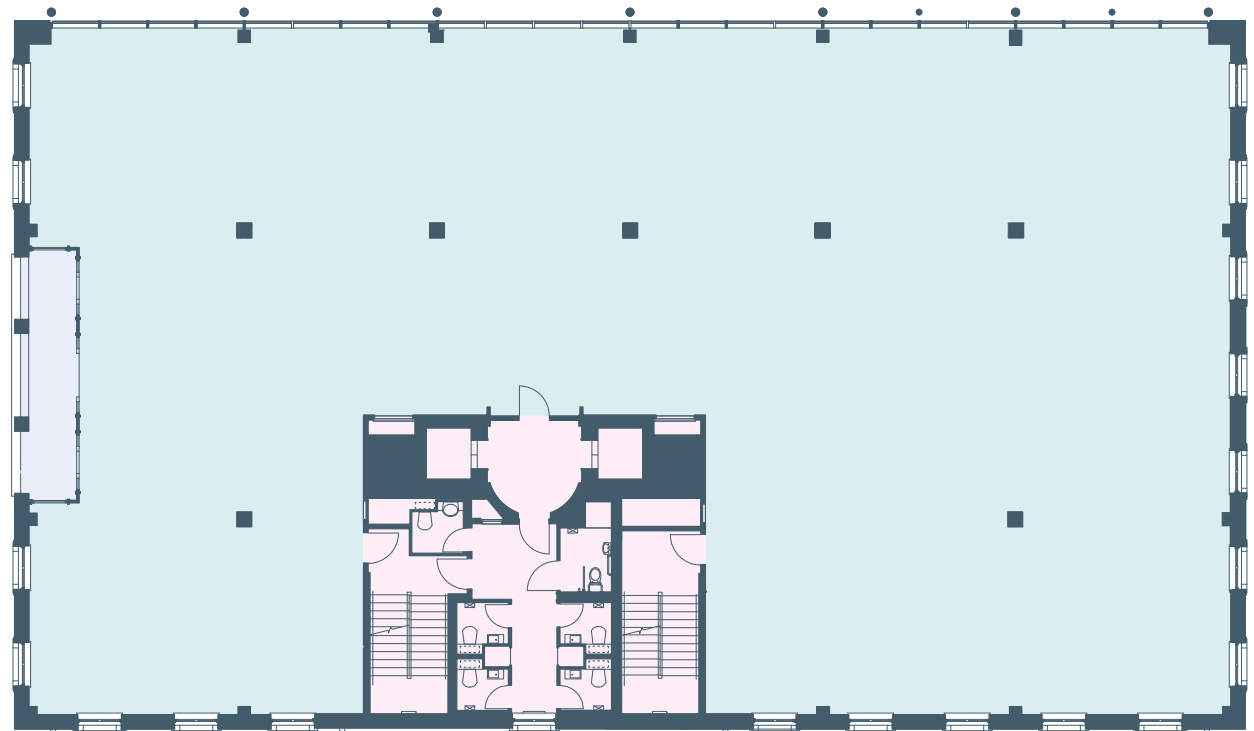
# THIRD FLOOR

7,618 SQ FT  
707.7 SQ M



FORBURY SQUARE

THE FORBURY

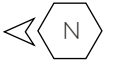


● Available ● Core ● Terrace

Plans not to scale







# SPACE PLAN

## THIRD FLOOR

### HEADCOUNT

Open plan desks	72
Cellular desks	3
12 person meeting room	1
4 person meeting rooms	2
Informal meeting areas	2
Breakout space with kitchen	1

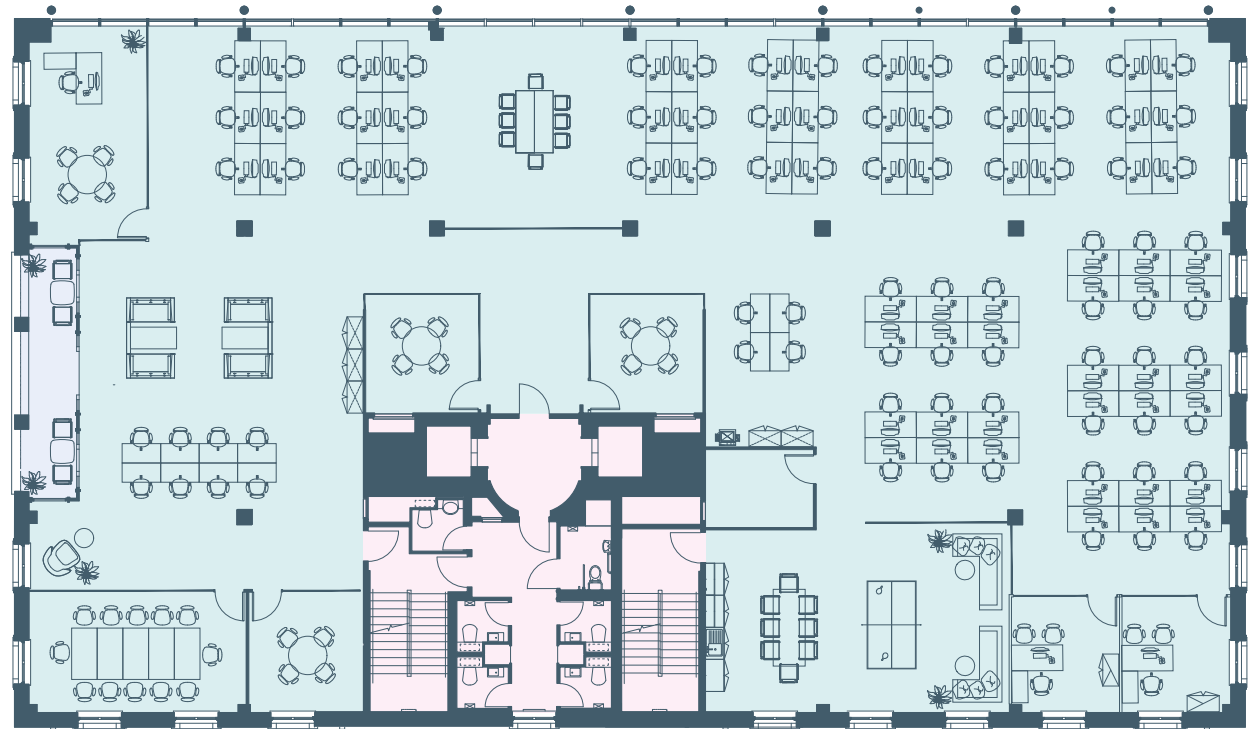
Indicative fit-out plan for third floor.

Occupational density 1:10 sq m.  
Ability to increase 1:8 sq m.



FORBURY SQUARE

THE FORBURY



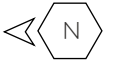
● Available    ● Core    ● Terrace

Plans not to scale



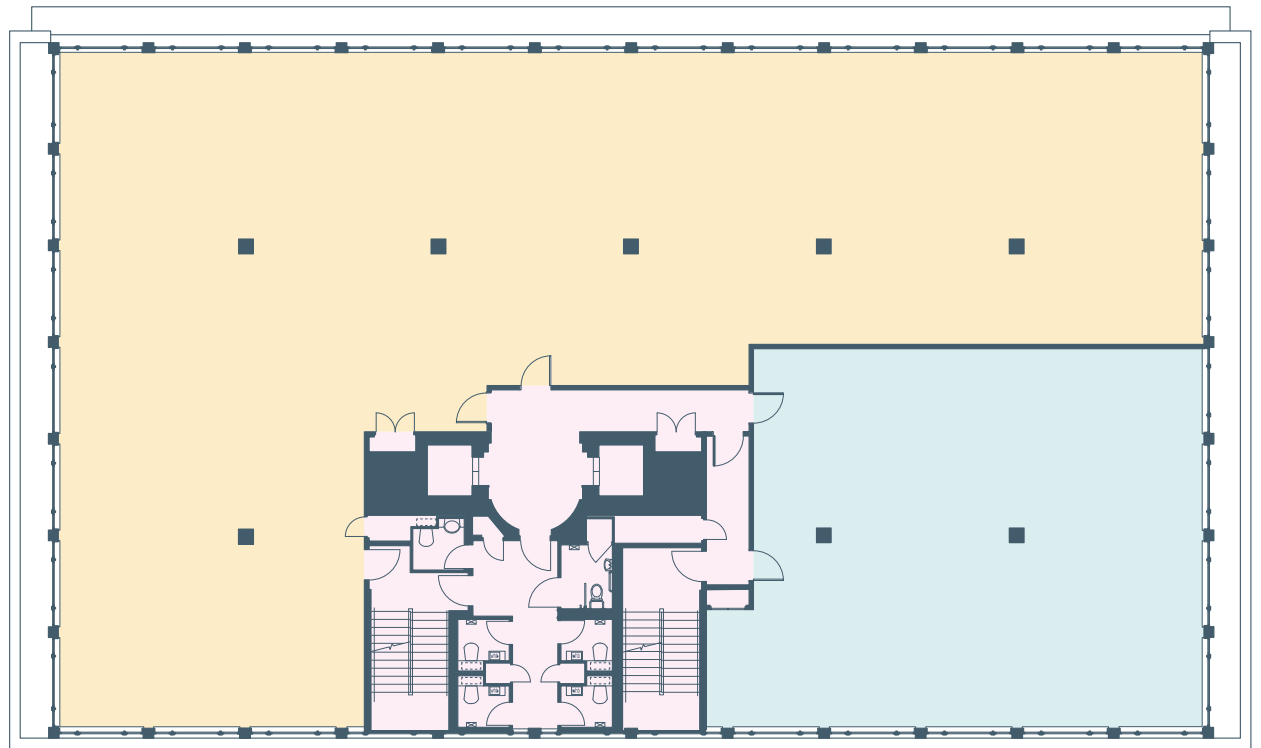
# FOURTH FLOOR

1,826 SQ FT  
169.6 SQ M



FORBURY SQUARE

THE FORBURY



● Available    ● Core    ● Let to Gateley PLC

Plans not to scale







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[oneforburysq.com](http://oneforburysq.com)

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