

# READING

**Aquis, 49-51 Blagrove Street,  
RG1 1PL**

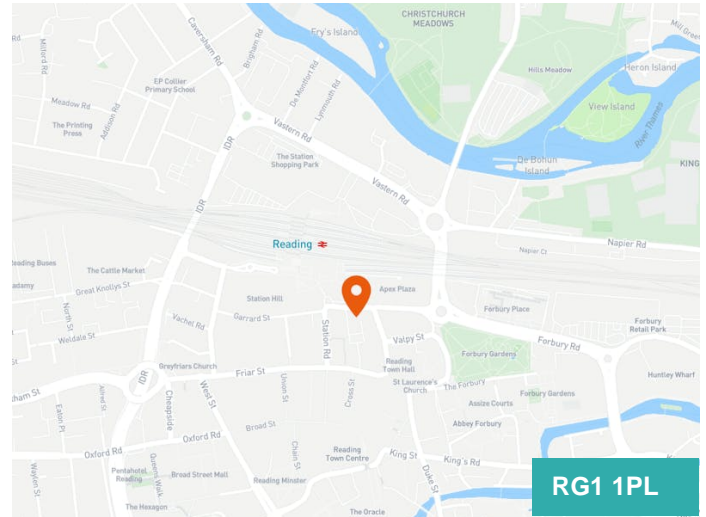


## OFFICE TO LET

**3,209 TO 8,117 SQ FT**

- 8,117 sq ft 4th floor office available now
- Directly in front of Reading Train Station
- Onsite parking with fantastic ratio of 1:803 sqft
- Secure bike storage
- Friendly concierge team on reception

**Seize the prime spot! Aquis offers a variety of suite sizes just a few  
steps from Reading Train Station. [vailwilliams.com](http://vailwilliams.com)**



## Summary

<b>Available Size</b>	3,209 to 8,117 sq ft
<b>Rent</b>	£33.00 - £36.00 per sq ft
<b>Rates Payable</b>	£15.43 per sq ft
<b>Service Charge</b>	£14.11 per sq ft
<b>EPC Rating</b>	C (70)

## Location

Strategically situated in the heart of Reading, Aquis is a mere stone's throw away from Reading Station, offering unparalleled accessibility for your business. This prime location ensures seamless connectivity to major transport links and the vibrant pulse of the town center, providing your team and clients with a dynamic and convenient workspace. This station provides a swift 25-minute commute to London, while the upcoming Western Rail Link promises to further improve train connections between Reading and Heathrow. Additionally, convenient access to the M4 via junctions 10, 11, and 12 opens up seamless connectivity to the rest of the UK.

In addition to its excellent connectivity, the central location of Aquis offers the added advantage of numerous cafes, restaurants, and retailers, all conveniently situated within a short walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,209	298.13	Under Offer
4th	8,117	754.09	Available
<b>Total</b>	<b>11,326</b>	<b>1,052.22</b>	

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



**Guy Parkes**

020 3589 0050/ 0118 909 7400  
07788 188 874  
gparkes@vailwilliams.com



**James Newton**

07393 235709  
jnewton@vailwilliams.com



**Arabella Macrae**

0118 909 7400  
07775 862 913  
amacrae@vailwil

**vailwilliams.com**

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