

DUKE ST STUDIOS

READING RG1 4RU

dukestreet-studios.co.uk

MAKE YOURSELF AT HOME

Duke St Studios offers four floors of re-imagined town centre offices with a fully refurbished reception area.

The first floor measures 2,194 sq ft, second floor 2,148 sq ft and third floor 1,444 sq ft. The fourth floor is let.

The upper floors provide distinctive exposed-services workspace. The first floor is fully fitted and work-ready.



FIRST FLOOR COOL FITTED WORKSPACES



EXPOSED SERVICES



VRF HEATING AND COOLING



PIR LED LIGHTING



BRAND NEW RECEPTION



FIRST FLOOR FULLY FITTED CAFÉ BAR



SECURE INDOOR CYCLE STORE



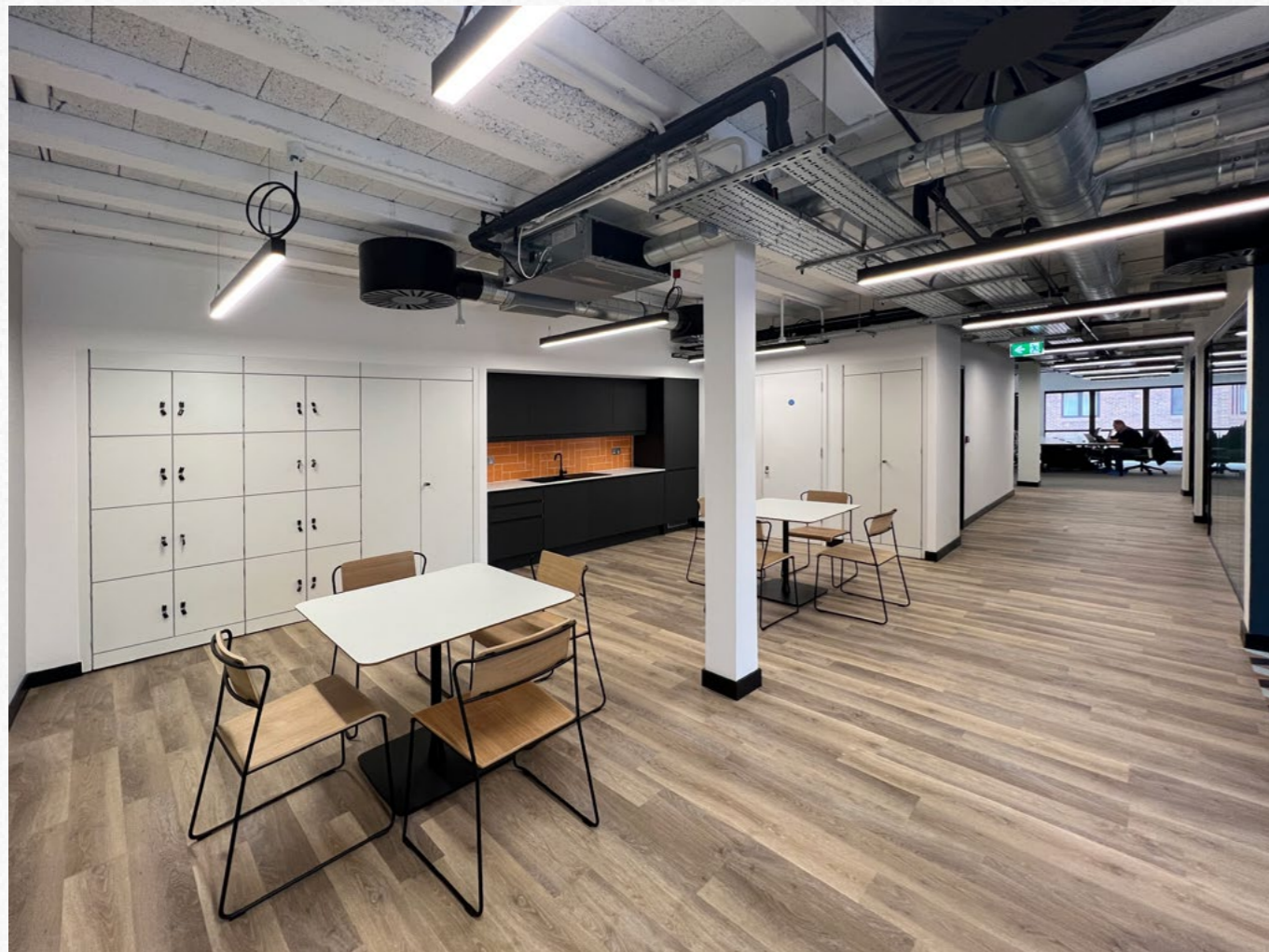
SHOWER AND LOCKER FACILITIES



NEW WCs ON EACH FLOOR



GROUND FLOOR DELI SHOPS & CAFÉ



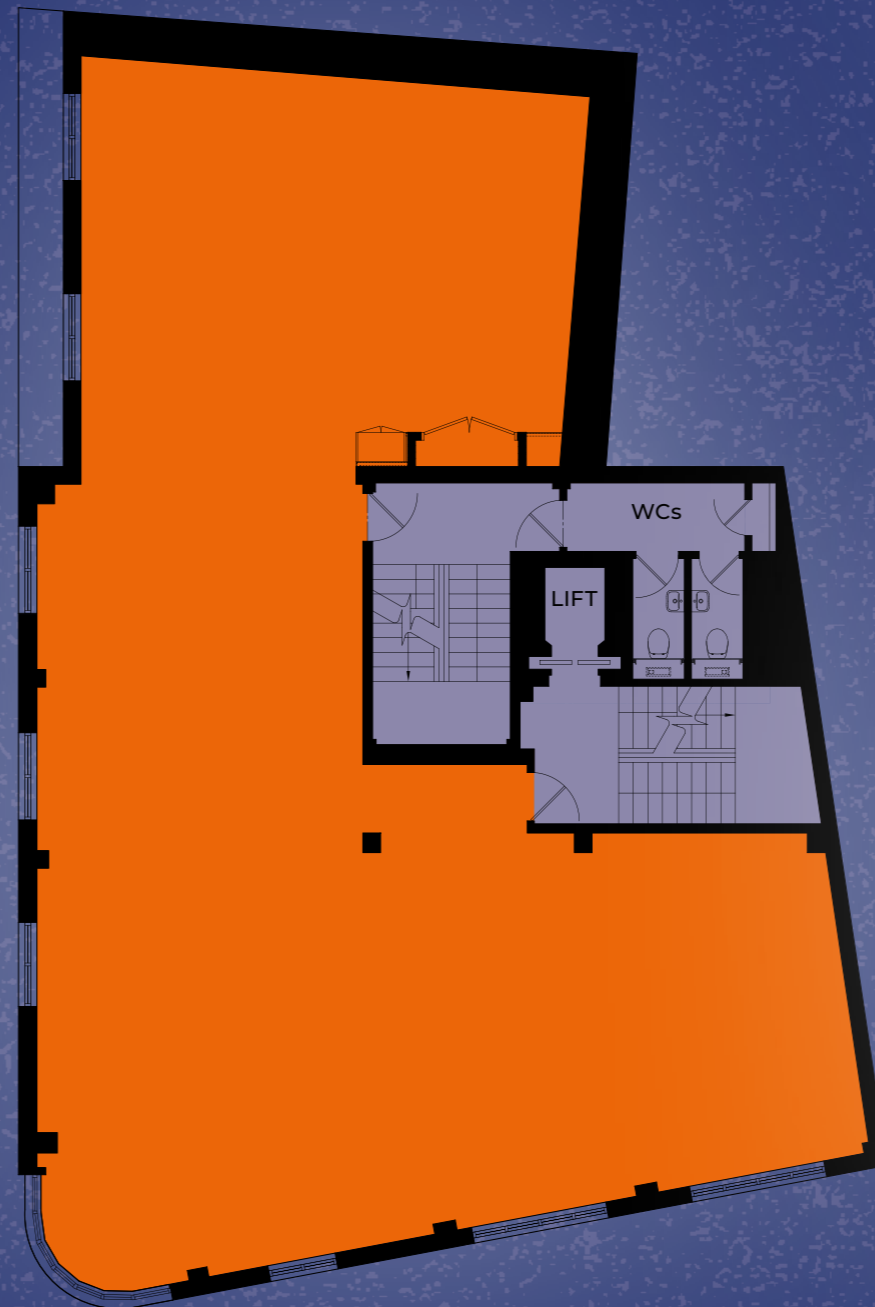
PLAN YOUR MOVE

1,444 – 5,786 sq ft (134 – 538 sq m)

Floor areas (IPMS3)	sq ft	sq m
Fourth floor	LET	
Third floor	1,444	134
Second floor	2,148	200
First floor (fully fitted and furnished)	2,194	204
Total	5,786	538



GROUND FLOOR



SECOND FLOOR



FOURTH FLOOR

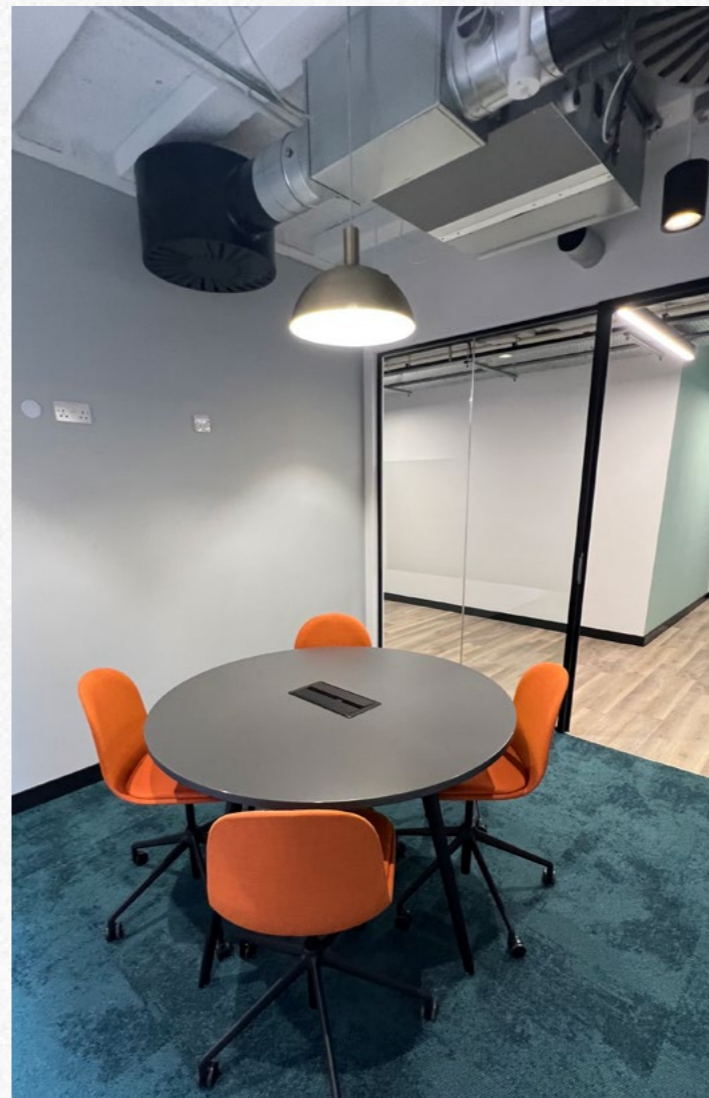


THIRD FLOOR
(INDICATIVE FIT-OUT)

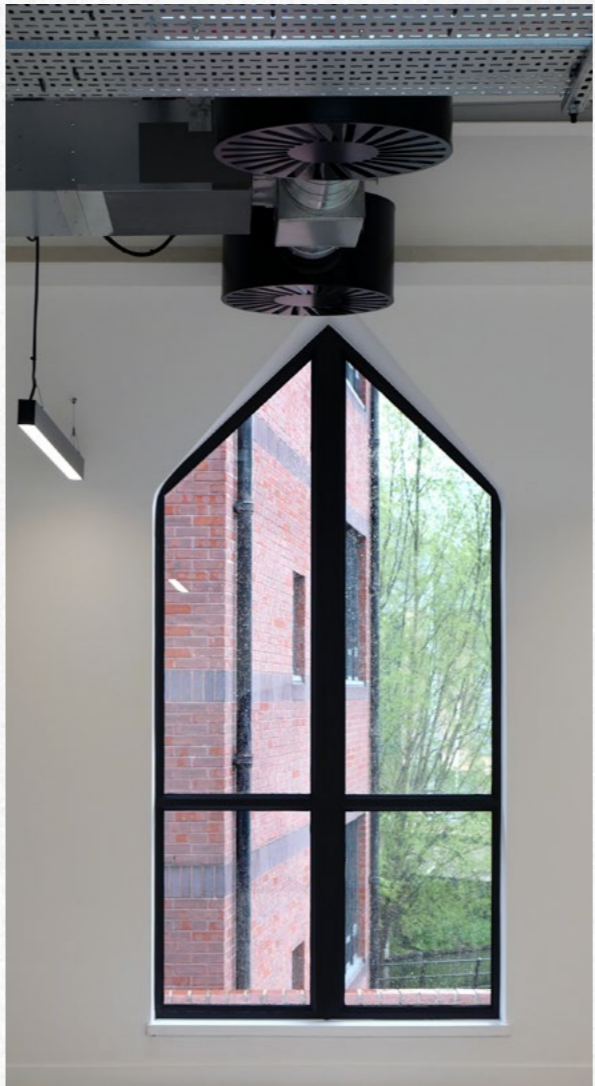
FITTED STUDIO SUITES



**FIRST FLOOR
(FITTED - READY TO OCCUPY)**



EXPOSED SERVICES WORKSPACE



IMPRESSIVE ON-SITE AMENITIES



A THRIVING TOWN CENTRE LOCATION

River Thames

Reading Station
🚉

John Lewis

M&S

The Oracle

The Riverside

DUKE ST
STUDIOS

5 MINS WALK
🚶

FRIAR ST

BLAGRAVE ST

BROAD ST

DUKES ST

MARKET PLACE

Forbury Gardens

Abbey Ruins

Oscar Wilde Walk

Queens Road Car Park

River Kennet

LONDON ST

A329 (IDR) QUEEN'S ROAD

- John Lewis
- M&S
EST. 1884
- NEXT
- Malmaison
- NOVOTEL
- ibis
- THE ROSEATE
- Premier Inn
- BUZZ gym
- PUREGYM
- CAFFÈ NERO
- Starbucks
- COSTA COFFEE
- ★ PRET ★
- Bill's
RESTAURANT & BAR
- GAIL's
- PAUL
depuis 1889
- LONDON STREET BRASSERIE
- Bella Italia
- Zizzi
INDIVIDUAL ITALIAN
- MADDO
ITALIAN DELI CAFE
- mama's way
- YD!
- ALL-BAR-ONE
- S&L
- wagamama
- COMPTOIR
LIBANAIS
- STREET BURGER
- Pho
- Carluccio's
- Pizza Express
- HONEST
- Nando's
- CÔTE BRASSERIE
- Botanist
- FIVE GUYS

EXTENSIVE RETAIL & SOCIAL AMENITIES

Duke St Studios is prominently located in Reading Town Centre, next to The Oracle Shopping Centre, which provides a wide range of shops, cafés, bars and restaurants.

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



Artist's impression of the revitalised Hexagon



Artist's impression of the proposed redevelopment



Hotel ibis



TOWN CENTRE LOCATION



CLOSE TO QUALITY INTERNATIONAL HOTELS



EXTENSIVE RANGE OF RESTAURANTS AND CAFÉS



NEXT TO THE ORACLE SHOPPING CENTRE



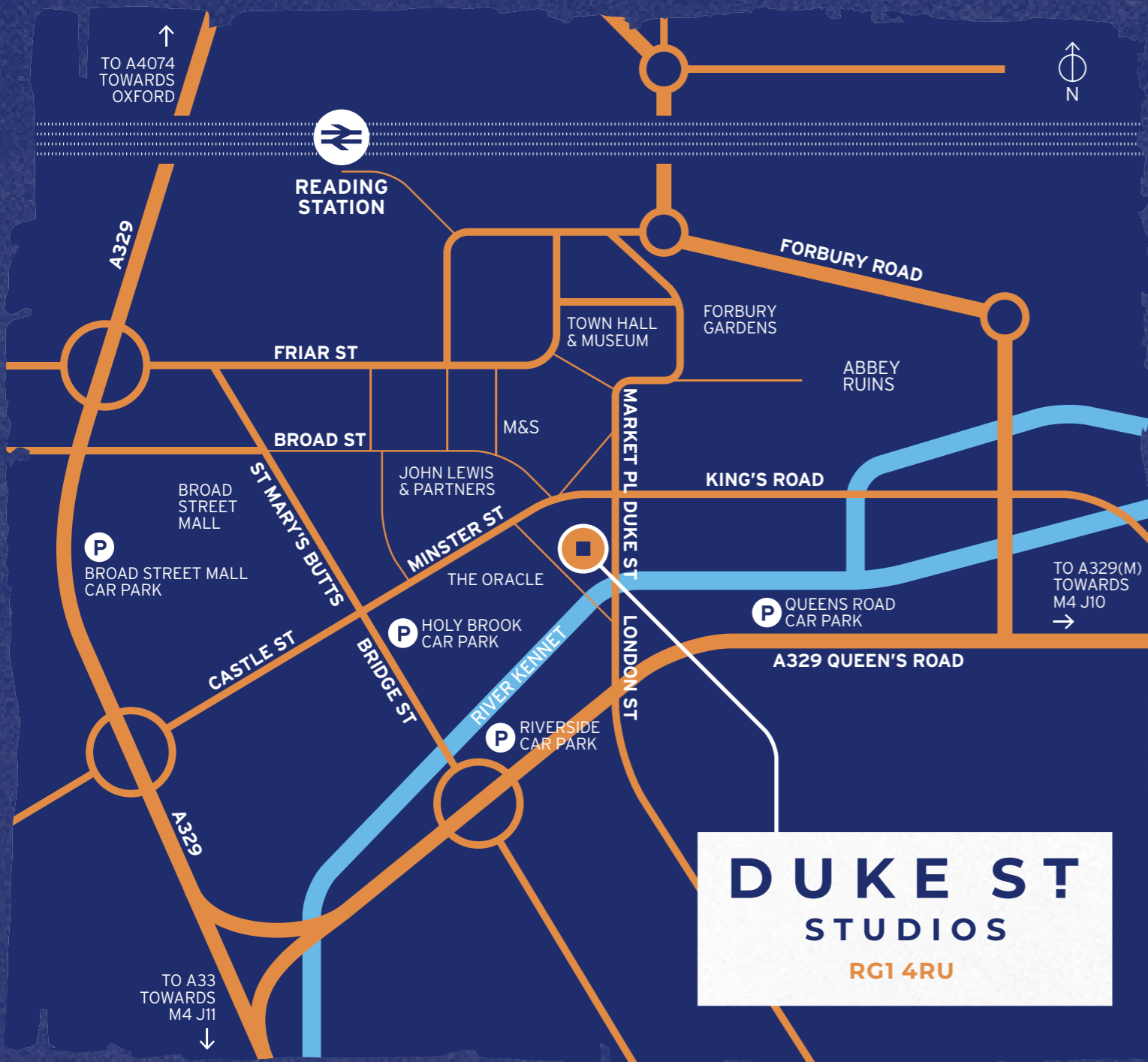
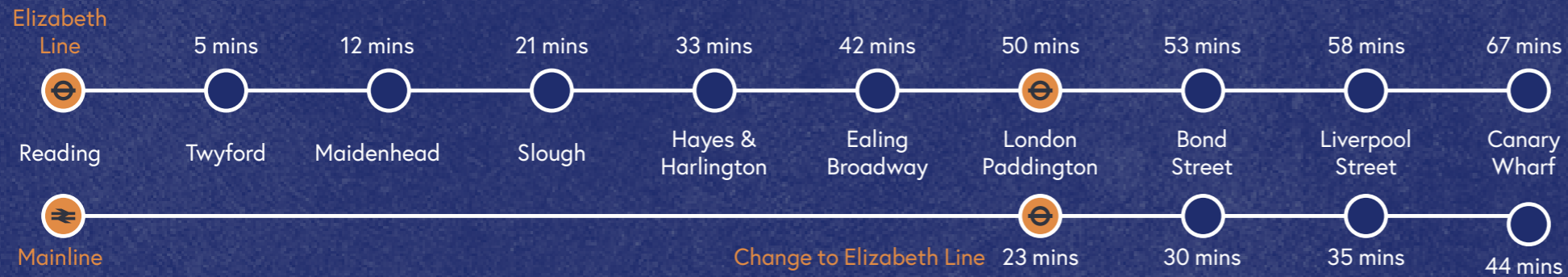
NEARBY GYMS



CLOSE TO LEISURE FACILITIES



TRAVEL NETWORK



READING STATION
5 MINS WALK



LONDON PADDINGTON
23 MINUTES



M4 MOTORWAY
6 MILES



HEATHROW AIRPORT
28 MILES

FIND OUT MORE

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