

THIS IS THE

ONE

FORBURY PLACE



One Forbury Place occupies a commanding position in the centre of Reading within a few short steps of the station and overlooking Forbury Gardens



this is the ONE



Large flexible floor plates of 27,177 sq ft



Fully fitted "plug and play" workspace



On-site restaurant and coffee shop serving Costa Coffee



Flexible leases from just 24 months



Significant signage and branding opportunities



A short walk to Reading train station



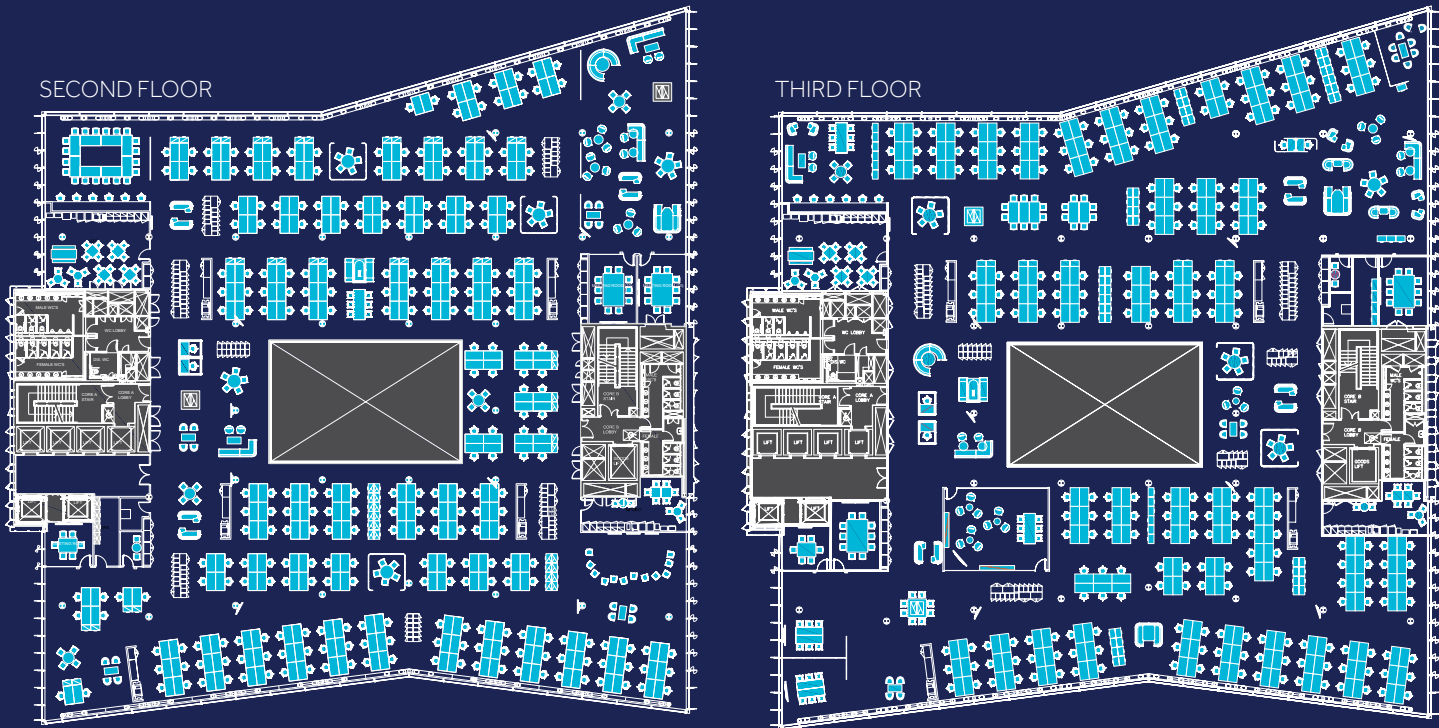
EPC B and BREEAM Excellent



Parking ratio 1:827

fully fitted
& furnished

| Floor | sq ft | sq m |
|--------------|---------------|--------------|
| 2nd floor | 27,177 | 2,525 |
| 3rd floor | 27,177 | 2,525 |
| 6th floor | 4,390 | 408 |
| total | 58,744 | 5,457 |





On site Costa coffee shop

On-site premium facilities



Over 4,000 sq ft of bookable meeting rooms



Large on site restaurant and breakout space

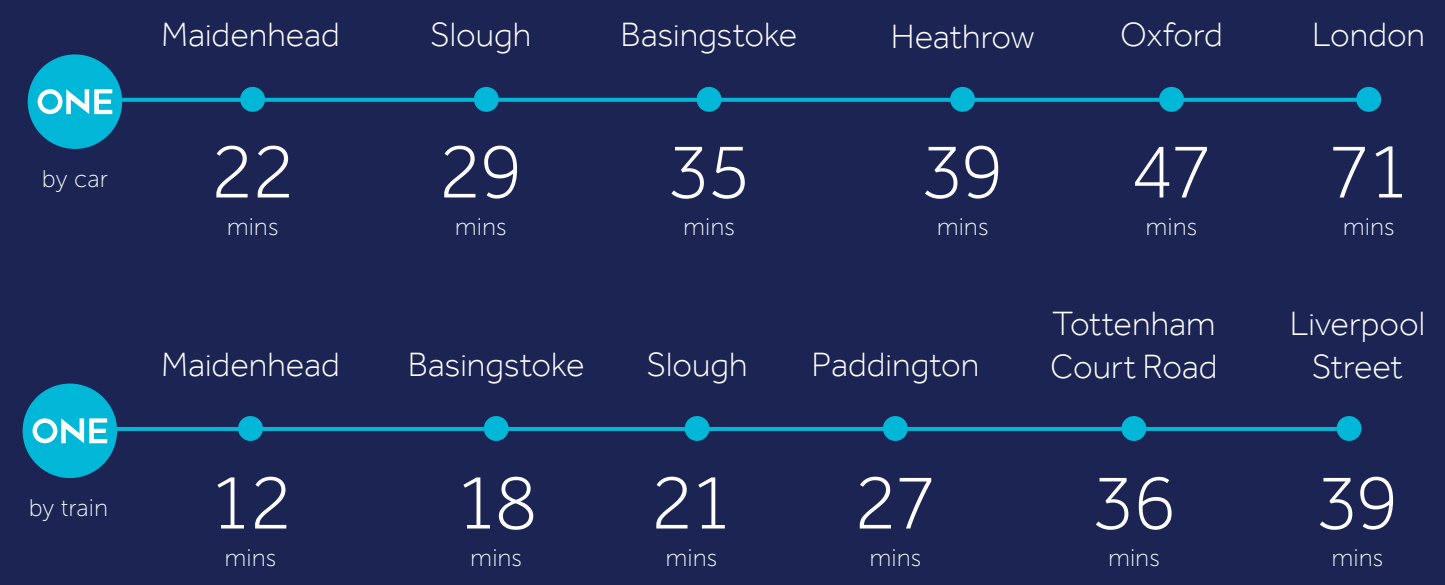




- 1 John Lewis
- 2 Malmaison
- 3 Novotel / Ibis
- 4 The Roseate Hotel
- 5 M&S
- 6 Sainsbury's
- 7 Waterstones
- 8 Cerise
- 9 London Street Brasserie
- 10 The Botanist
- 11 Bill's
- 12 Valpy Street Bar & Bistro
- 13 Thames Lido spa & restaurant



well
connected



When it comes to quality of life, Reading has a lot to offer. The retail offer includes independent boutiques and large department stores. Food-lovers will find quality local gems such as London Street Brasserie alongside popular franchises. The town offers plenty of night-life as well as a thriving cultural scene. For those that value quality of life, Reading has it all.

quality
of life





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