



Nº3 FORBURY PLACE

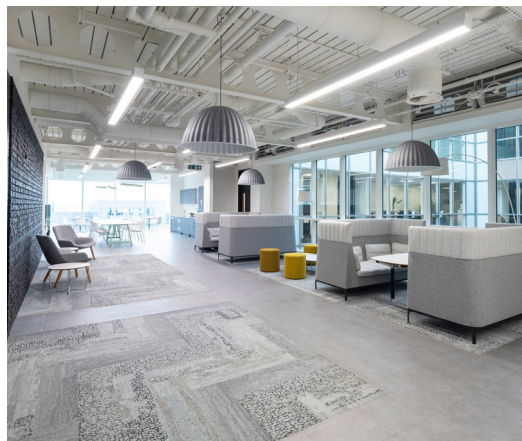
READING RG1 3JH

HIGH QUALITY, FULLY FITTED OFFICES

The 8th and 9th floors benefit from excellent natural light and far reaching views. The building sits in a prominent town centre position and features an enhanced ground floor reception, external landscaping and eatery 'Forbury Kitchen' serving the wider Forbury Place Estate.

11,517 - 34,025 SQ FT

3forburyplace.co.uk



ACCOMMODATION

| FLOOR | AREA (SQ FT) | CAR PARKING SPACES |
|--------------|---------------|--------------------|
| Part 9th | 11,517 | 5 |
| 8th | 22,508 | 11 |
| Total | 34,025 | 16 |

Floors available by way of an assignment expiring in January 2030 with a break in January 2026.



8TH FLOOR

SPECIFICATION

- + High quality, fully fitted offices ready for occupation
- + 4 pipe fan coil air conditioning
- + Suspended ceiling with LG7 compliant lighting
- + Four enclosed 21 person & four enclosed 21 person wall climber passenger lifts
- + WCs, showers and changing facilities
- + Car parking ratio 1:2,046 sq ft
- + EPC B
- + BREEAM rating "Excellent"

COMMUNICATIONS

Reading is a world-class business centre with excellent transport connections. It's conveniently close to London, with 200 trains a day to the capital.

Connections are only getting faster and more frequent, the Elizabeth Line provides a direct service straight to the heart of Mayfair and The City. Access to the M4 at three junctions provides wider connection to the national motorway network and the M25 Motorway.



BY RAIL (GREAT WESTERN / CROSS COUNTRY)

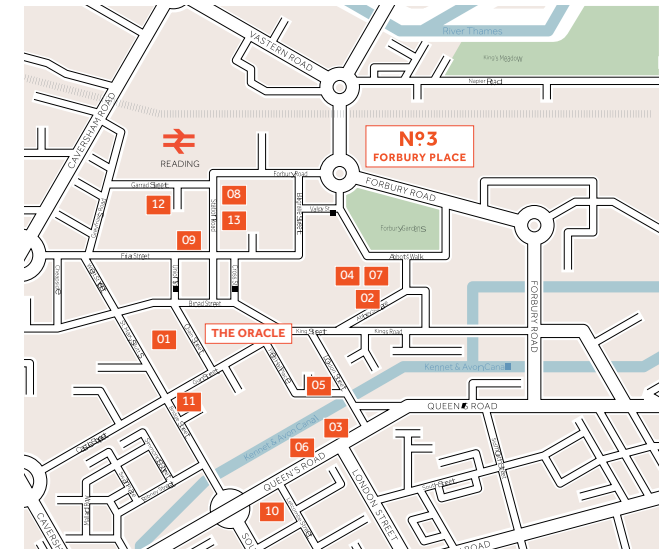
| | |
|-----------------------|---------|
| LONDON PADDINGTON | 25 MINS |
| HEATHROW AIRPORT | 52 MINS |
| BRISTOL TEMPLE MEADS | 70 MINS |
| GATWICK AIRPORT | 80 MINS |
| BIRMINGHAM NEW STREET | 88 MINS |



LOCATION

3 Forbury Place is located in Reading town centre, a short walk from Reading train station.

Reading has one of the UK's fastest growing economies and is the Thames Valleys cultural and leisure hub, playing host to a abundance of well known cafés, restaurants, vibrant nightlife, retailers and an array of independent amenities.



RESTAURANTS

- 01 / Bill's
- 02 / Carluccio's
- 03 / Côte Brasserie
- 04 / The Forbury
- 05 / London St. Brasserie
- 06 / Miller & Carter

HOTELS

- 07 / Forbury Hotel
- 08 / Malmaison
- 09 / Novotel
- 10 / Premier Inn

BARS

- 11 / Zero Degrees
- 12 / Milk
- 13 / Revolution

VIEWINGS

Strictly by appointment through Hollis Hockley.

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