

Nº 33

B L A G R A V E S T R E E T

R E A D I N G · R G 1 1 P W

LAST FLOOR REMAINING - 4,352 SQ. FT.
BRAND NEW FULLY FITTED & FURNISHED SUITE
LOCATED 30 SECONDS WALK FROM READING STATION













33BLAGRAVESTREET.CO.UK

CREATE A STRONG IMPRESSION

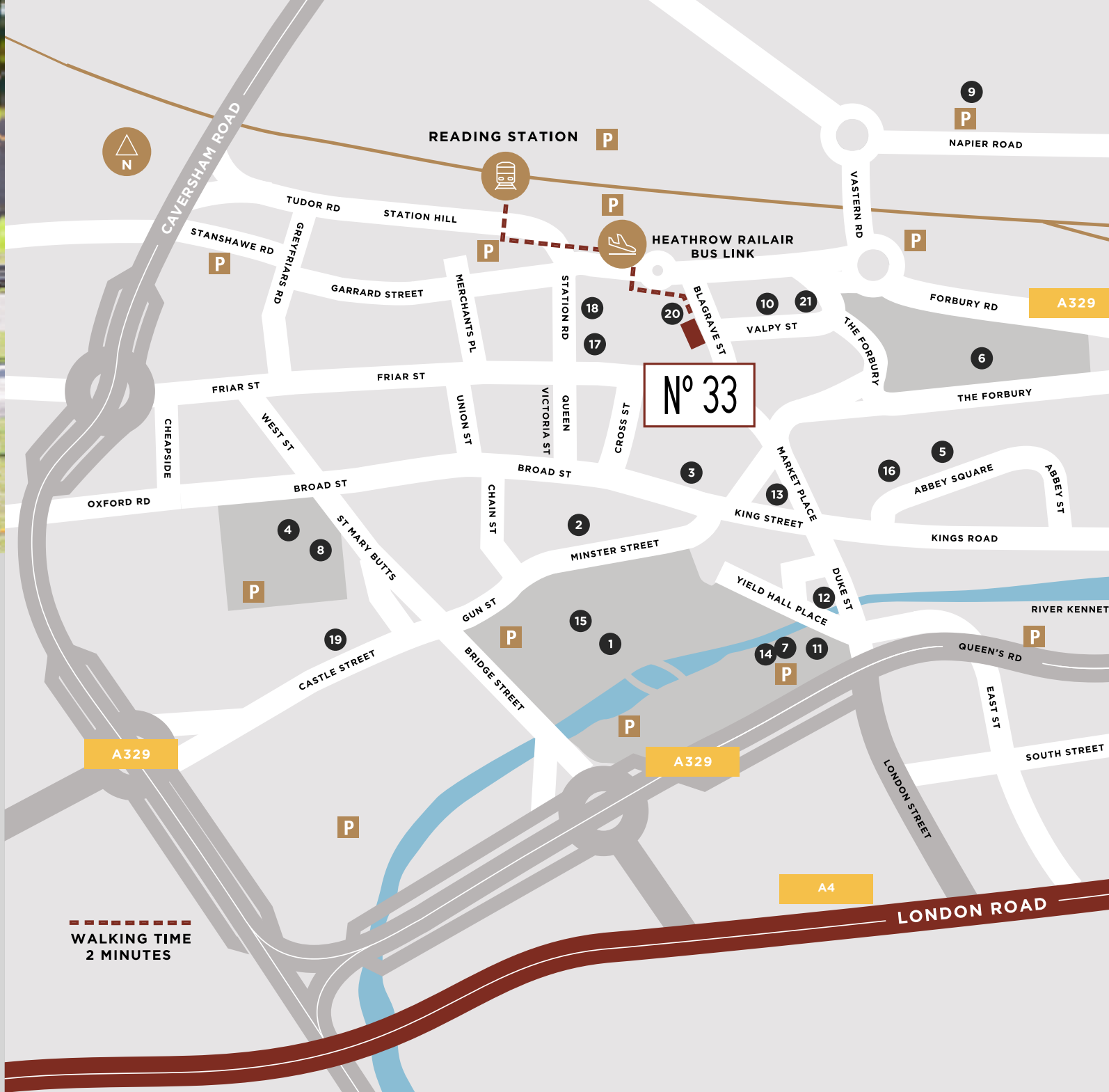
33 Blagrove Street is a prestigious five storey building with secure underground car parking, diagonally opposite Reading Town Hall. Behind its traditional façade, the building has been extensively refurbished and remodelled, creating an imposing new entrance and a dynamic, contemporary reception area. Providing both clients and staff with a modern, welcoming and professional environment, the building can accommodate a wide range of requirements from 4,352 sq ft.



SPECIFICATION

-  VRF air conditioning system
-  Suspended metal tile ceiling
-  Fully accessible raised flooring
-  LED lighting
-  Two passenger lifts
-  Male, female and disabled WCs on each floor
-  Shower facilities on each floor
-  Parking ratio of 1:1,260 sq ft.
-  Secure cycle racks
-  100% renewable electricity
-  EPC 'B'
-  Fully Fitted Suites





WELL CONNECTED FOR BUSINESS AND PLEASURE

Located in the heart of central Reading, 33 Blagrove Street is within a two minute walk of the recently redesigned Reading train station. Two hundred trains travel to London every day, with speedy direct links to Oxford, the South East and beyond.

Cycling is also a very popular method of travel, hence the secure cycle storage provided in the building. Junction 11 of the M4 motorway is approximately 10 minutes' drive, while Heathrow is just 28 miles away and Gatwick is equally accessible.

Reading's vibrant town centre is right on the doorstep, with fashionable restaurants, bars, cafés and shops all within a 30-second walk.



RAIL



ELIZABETH LINE
MAY 2022



ROAD

OXFORD
24 MINS

BRISTOL
74 MINS

SLOUGH
21 MINS

HEATHROW
38 MINS

PADDINGTON
30 MINS

GATWICK
76 MINS

BOND STREET
53 MINS

LIVERPOOL STREET
61 MINS

HEATHROW
56 MINS

BIRMINGHAM
97 MINS

PADDINGTON
50 MINS

FARRINGDON
58 MINS

M4 (J11) 4 MILES
BRACKNELL 10.9 MILES
MAIDENHEAD 12.8 MILES
BASINGSTOKE 18.1 MILES
SLOUGH 19.6 MILES
M25 (J15) 24 MILES
HEATHROW 26 MILES
LONDON 40 MILES

AMENITIES

RETAIL

- 1 The Oracle (Shopping Centre)
- 2 John Lewis
- 3 Marks and Spencer
- 4 Broad Street Mall (Shopping Centre)

LEISURE

- 5 Forbury Hotel
- 6 Forbury Gardens
- 7 Vue Cinema
- 8 The Gym
- 9 Thames Lido

BARS / RESTAURANTS / CAFÉS

- 10 Valpys
- 11 Cote Brasserie
- 12 London Street Brasserie
- 13 The Botanist
- 14 Miller & Carter
- 15 Buenasado
- 16 Carluccio's
- 17 Pitcher & Piano
- 18 Malmaison
- 19 Sweeney & Todd
- 20 The Blagrove Arms
- 21 Vino Vita

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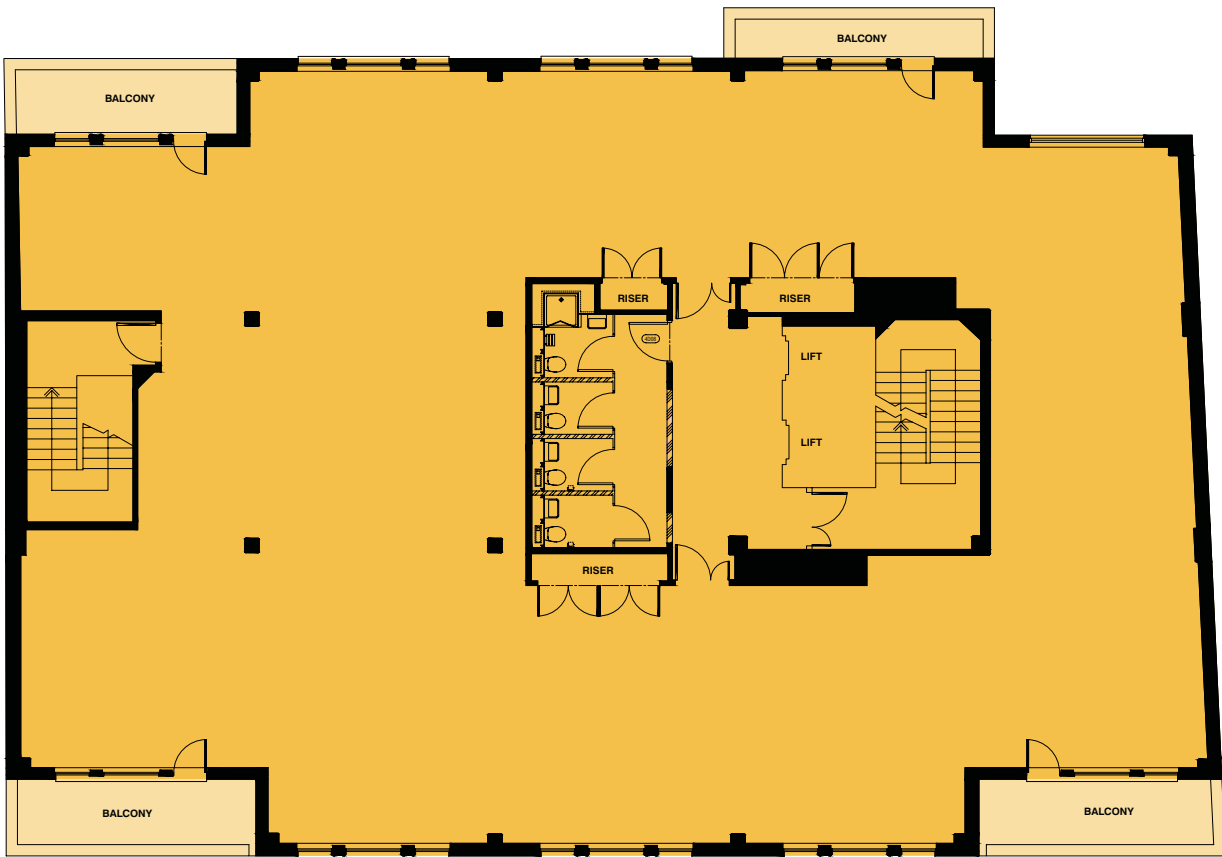
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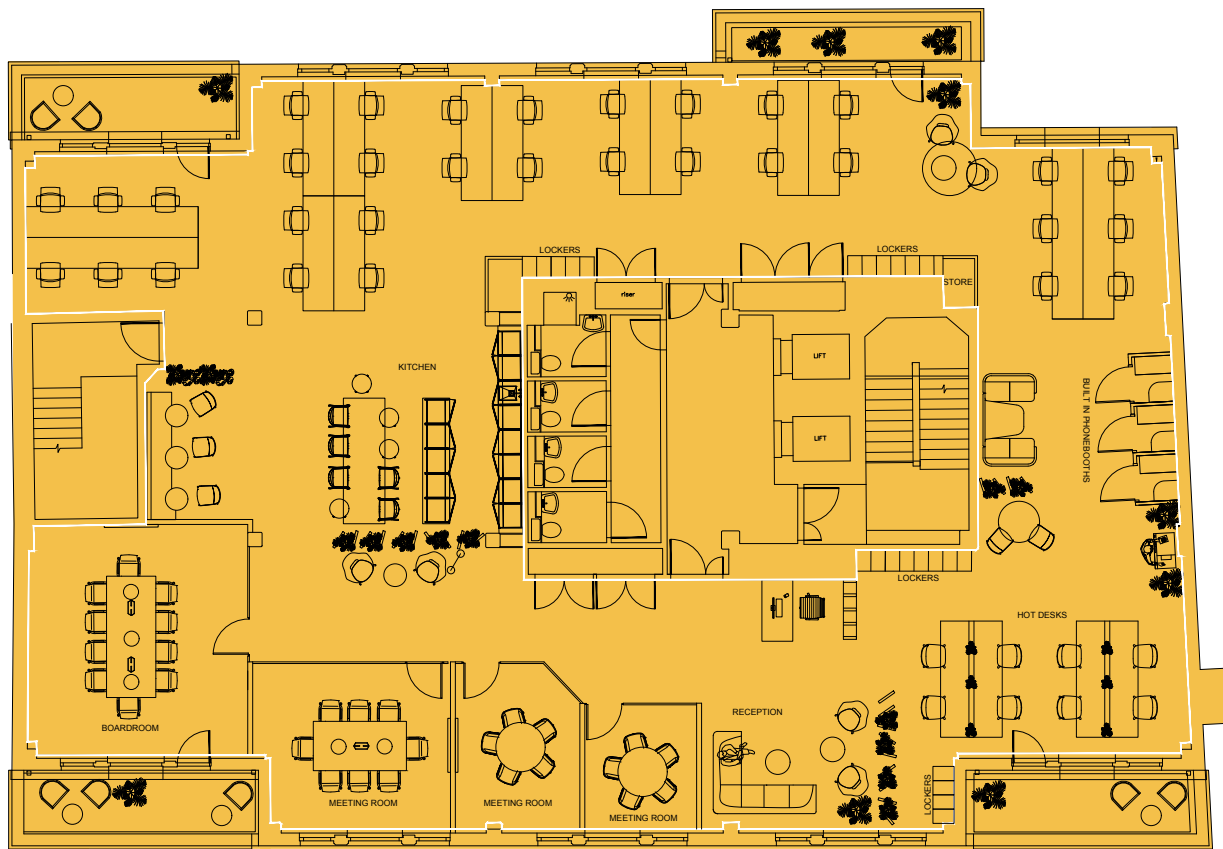


SCHEDULE OF AREAS
(IPMS 3)

Floor	Area sq.ft	Area sq.m
4th Floor	4,352	404
Total	4,352	404



FOURTH FLOOR



INDICATIVE FITTED PLAN



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