

Forbury Road
RG1

4,476 sq ft
fitted office suite to let

APEX

READING

THE BUILDING

A LANDMARK ADDRESS

Situated at the heart of Reading and right next to the station, the distinctive and prominently positioned office currently offers a spacious 4,476 sq ft predominantly open-plan office suite on the 5th floor featuring high-quality contemporary finishes and private roof terrace.



Double-height reception



THE SPACE

NEW HIGH QUALITY
FULLY FITTED SPACE

THE SPACE

ELEVATING EXPECTATIONS

The suite on the 5th floor in Block B, has been designed with the modern occupier in mind. The suite features a mix of collaborative areas, dedicated meeting rooms, generous breakout areas, and of course, access to a impressive private roof terrace with views over Reading.



Kitchenette and breakout area

Teapoint / breakout area



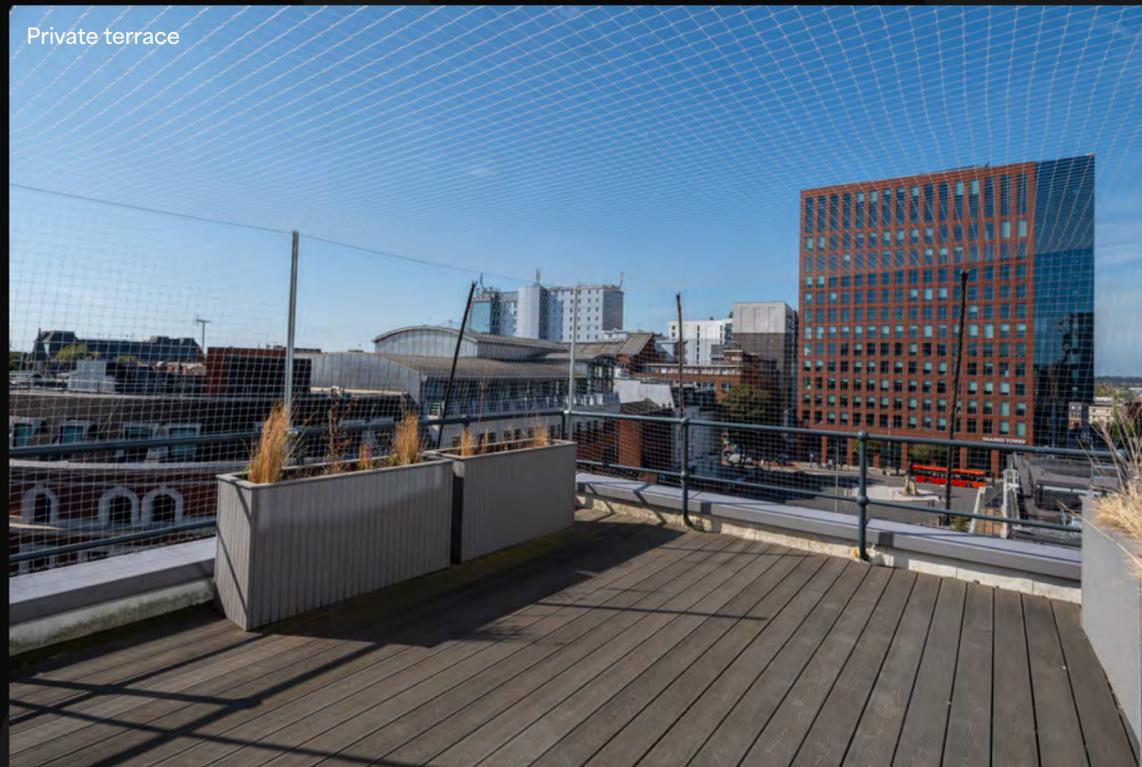
**NEW HIGH
QUALITY FULLY
FITTED OFFICE**



**EXPOSED
SERVICES WITH
RAFT CEILING**



**378 SQ FT
PRIVATE ROOF
TERRACE**



Private terrace

PRIVATE ROOF TERRACE



24-person boardroom



Open plan workspace



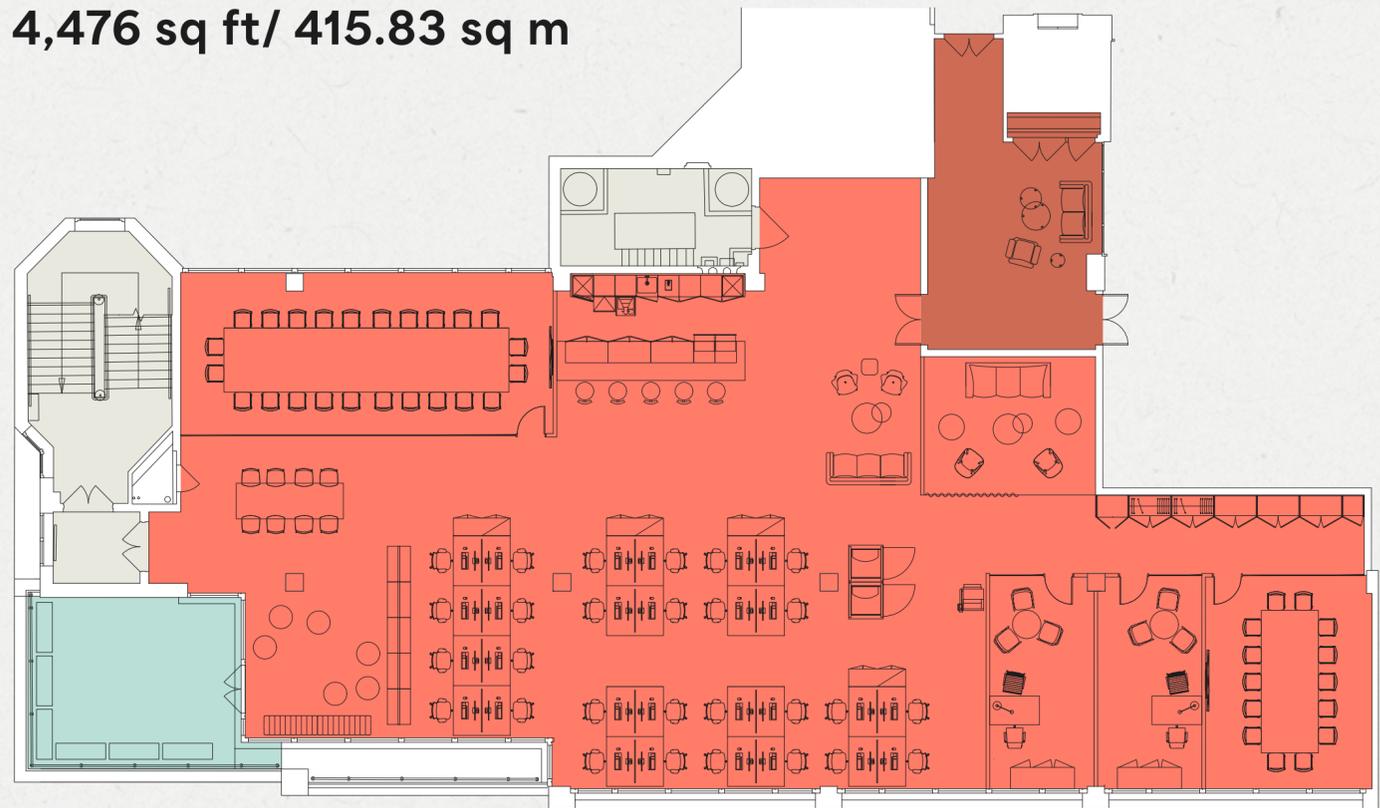
14-person meeting room

ACCOMMODATION



FIFTH FLOOR BLOCK B

4,476 sq ft/ 415.83 sq m



FORBURY ROAD

Workstations	28	Wellness nook	01
Executive offices	02	Agile workstations	08
24-person boardroom	01	Teapoint / breakout area	01
14-person meeting room	01	Phone booths	02
Collaboration area	01	Reception / welcome area	01

- Office
- Block B entrance (landlord demise)
- Terrace
- Core

Plans not to scale.
For indicative purposes only.



**11,000 SQ FT
ATRIUM**

BUILDING SPECIFICATION

FORWARD THINKING

The atrium central hub regularly hosts events throughout the year, whilst the Wellness Studio offers a programme of classes creating a vibrant work environment with a strong sense of community, supporting occupier health and productivity.



Wellness Studio

Main building reception



**MULTI-PURPOSE
WELLNESS STUDIO**



**CONCIERGE SERVICE,
DEDICATED ON-SITE
MANAGEMENT &
24-HOUR SECURE
BUILDING ACCESS**

BUILDING SPECIFICATION

EVERYTHING YOU NEED, ALL IN ONE PLACE

Apex offers occupiers access to unrivalled on-site amenities and features.



CENTRAL ATRIUM WITH CAFE

The 11,000 sq ft atrium featuring The Garden Café, free bookable meeting rooms and open space for collaborative working.



ASSET MANAGEMENT

Real-time building management system providing 24/7 occupier support, and a dedicated Asset Manager as your single point of contact.



10 CAR PARKING SPACES

Occupiers have access to ten allocated parking spaces, reflecting a parking ratio of 1:428.



CONCIERGE & SECURITY

Concierge service, with dedicated on-site management, with 24-hour secure building access, and tenant support.



WELLNESS & AMENITIES

Apex features an on-site multi-purpose wellness studio, as well as a café offering healthy food options. The building also offers premium end of trip facilities.



TRANSPORT & ACCESSIBILITY

Secure cycle storage, EV charging points, generous parking provision, and easy access to Reading Station.



LOCATION

A WELL CONNECTED LOCATION

Apex is perfectly positioned directly next to Reading's mainline station – providing direct connections to London Paddington (just 25 minutes), the Midlands, and the West Country.

The road network is also within easy reach with access to the M4 and the RailAir service offering a luxury coach link to Heathrow every 30 minutes.



Apex next to Reading station



LOCAL AMENITIES

● Bars & Cafés

1. Oakford Social Club
2. Milk Bar
3. Zero Degrees
4. The Botanist
5. BrewDog
6. Caffé Nero
7. Pret A Manger
8. Shed
9. Workhouse Coffee
10. Black Sheep Coffee

● Restaurants

11. Bill's
12. The Reading Room
13. Carluccio's
14. Itsu
15. Honest Burgers
16. London St Brasserie
17. Côte Reading
18. Osaka
19. Coconut Bar & Kitchen
20. Miller & Carter

● Fitness & Leisure

21. Thames Lido
22. Puregym
23. F45
24. TheGym
25. Malmaison
26. Novotel
27. The Roseate
28. Ibis
29. Pentahotel
30. Reading Museum

KEY JOURNEY TIMES

TRAVELLING BY ROAD

M4 (J10)	16 mins
Heathrow 	30 mins
Oxford	40 mins

Travel times by road in minutes from Apex.
Source: Google Maps.

TRAVELLING BY ELIZABETH LINE

Maidenhead 	12 mins
Slough 	23 mins

Travel times by Crossrail in minutes from Reading Station.
Source: TfL.

TRAVELLING BY NATIONAL RAIL

Paddington 	24 mins
Bond Street 	32 mins

Travel times by rail in minutes from Reading Station.
Source: TfL.

FURTHER INFORMATION

EPC RATING

The building has a rating of: A.

TERMS

Upon application.

VIEWINGS

Strictly through the sole letting agents:



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