

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.





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

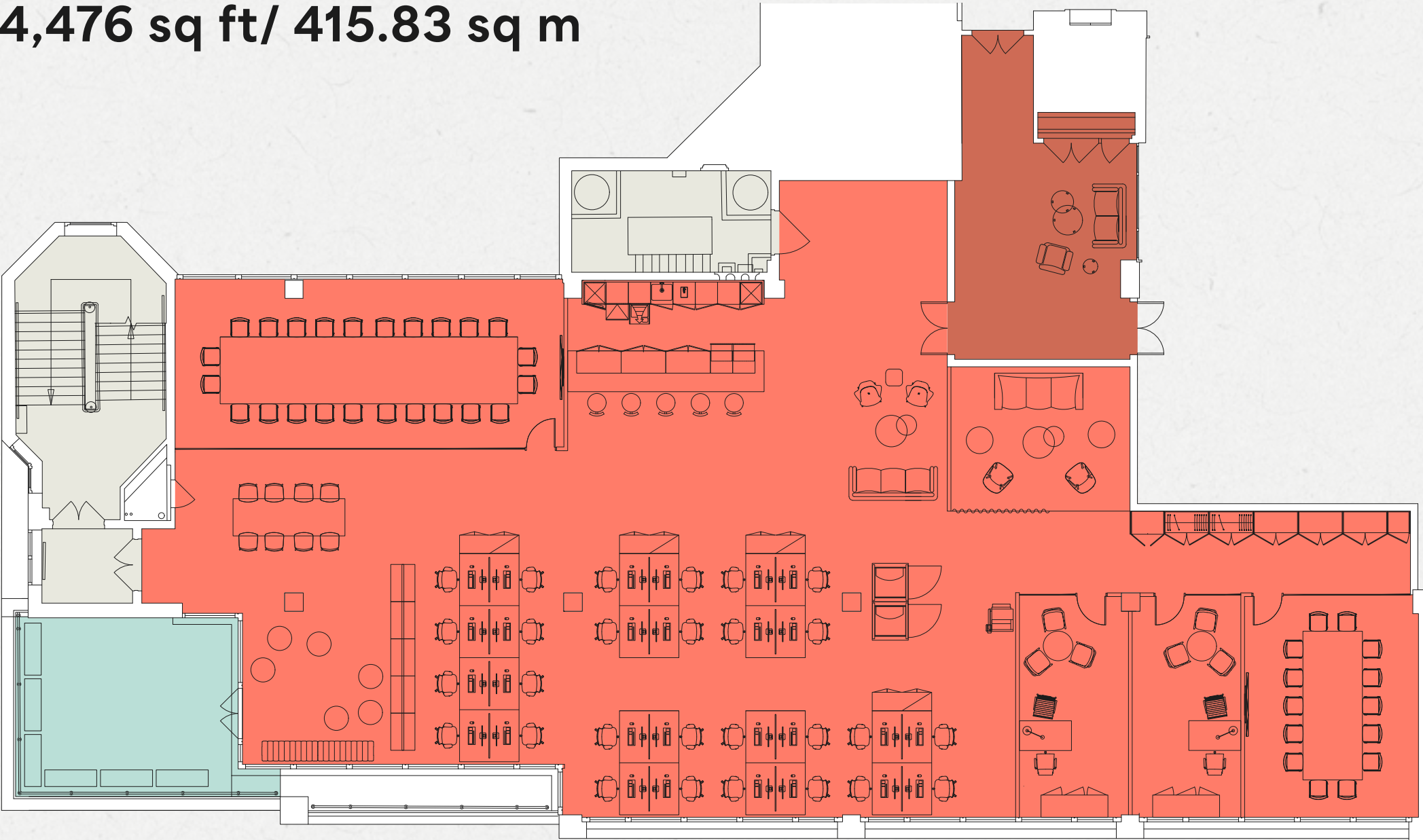


14-person meeting room

ACCOMMODATION

FIFTH FLOOR BLOCK B

4,476 sq ft/ 415.83 sq m



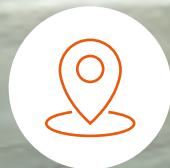
FORBURY ROAD

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**

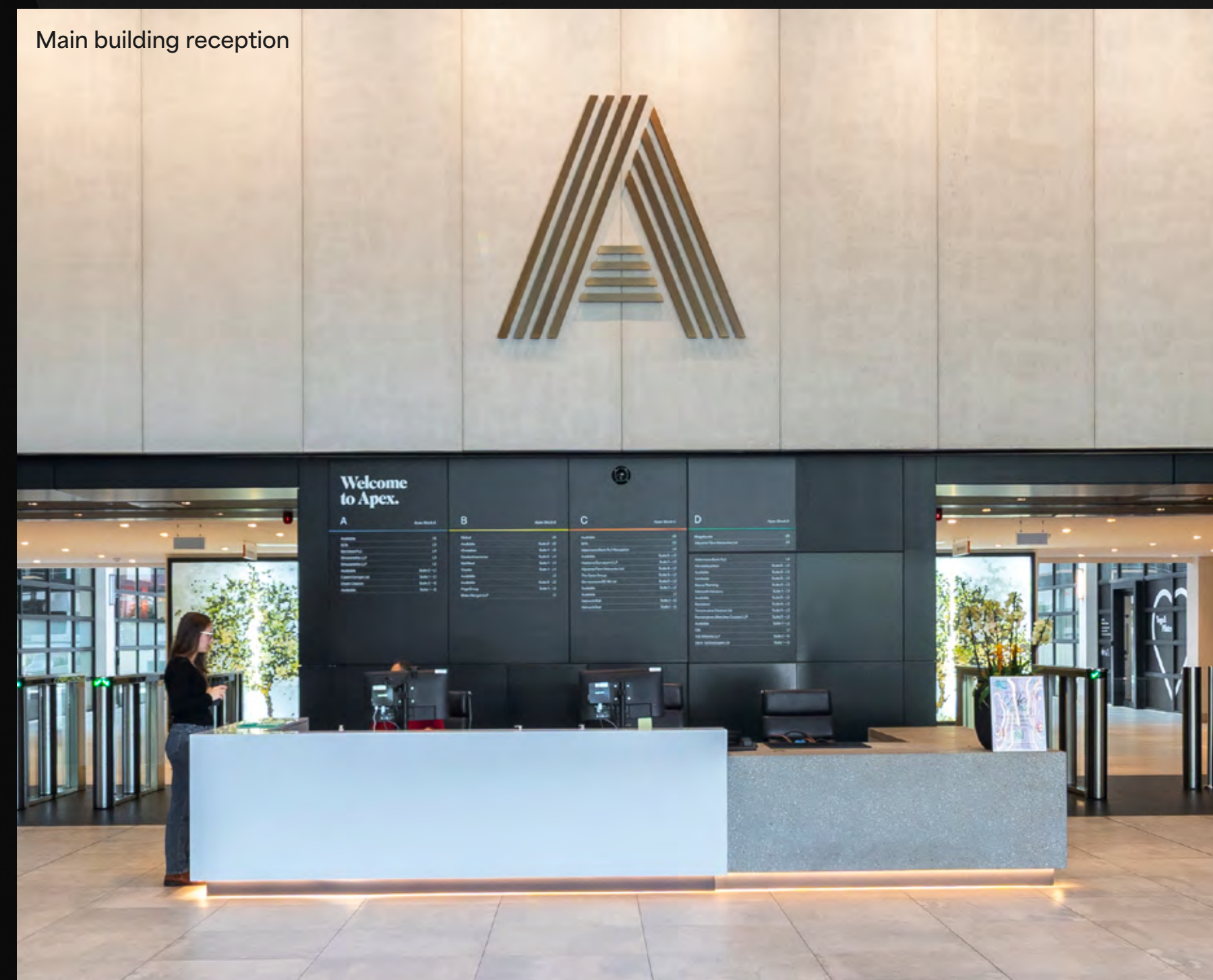
# **FORWARD THINKING**

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.

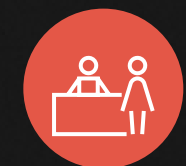


Wellness Studio

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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