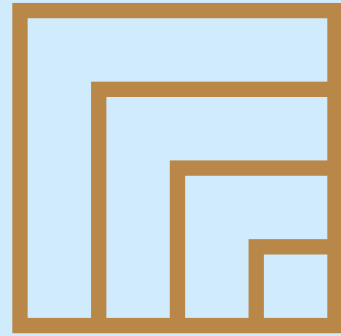




DAVIDSON



The best of everything.
Close to anything.
Work without
compromise.

Directly opposite Forbury Gardens, Davidson is everything a modern workplace should be and is close to everything important - just a four minute stroll to the station and town centre amenities.

YOU ARE HERE

ON YOUR DOORSTEP

A STONE'S THROW

A SHORT WALK



Well thought through

A transformational refurbishment is underway, which shall comprise new front and rear entrance canopies; remodeled business lounge reception; executive shower and locker facility; and bike storage.

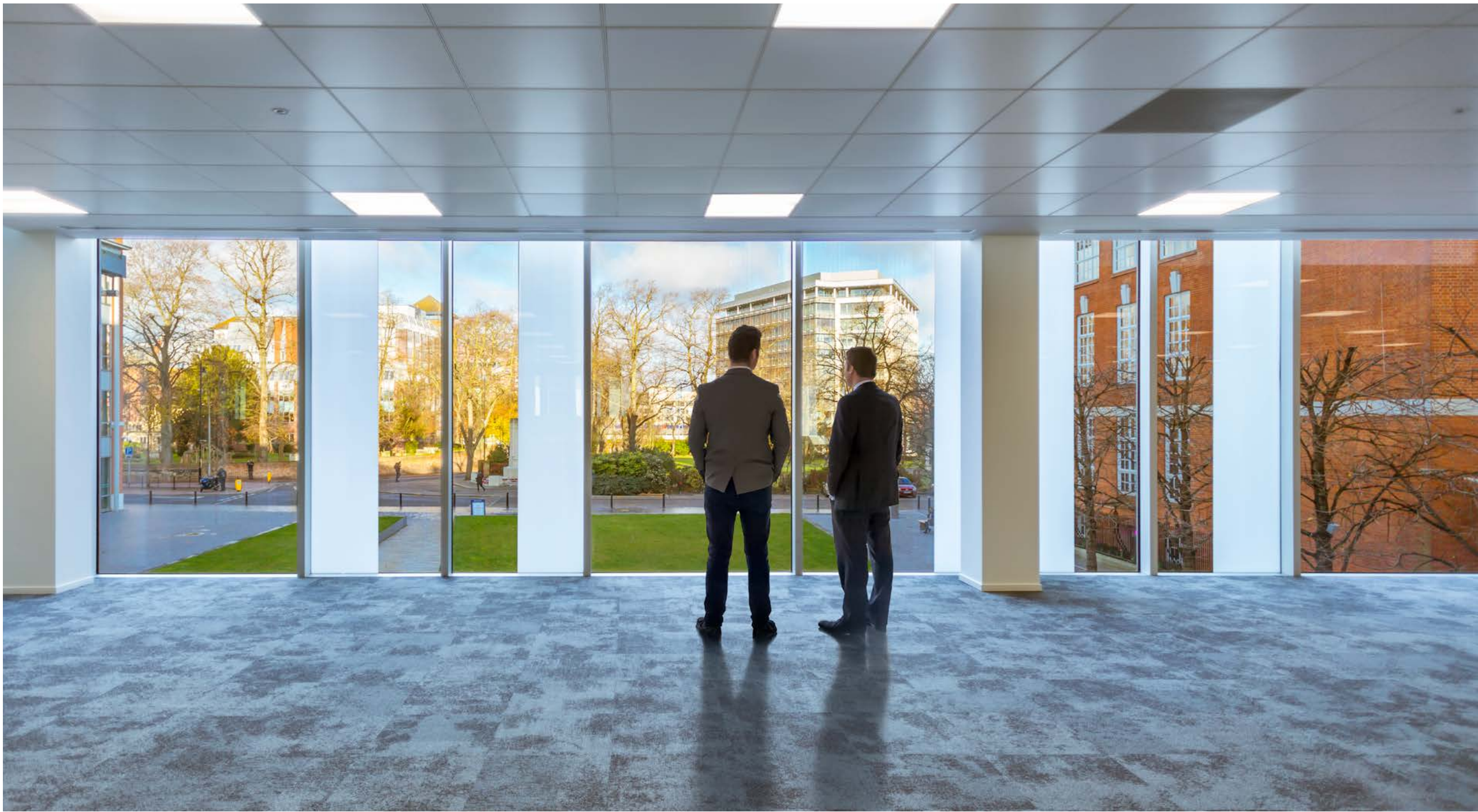


YOU ARE HERE

ON YOUR DOORSTEP

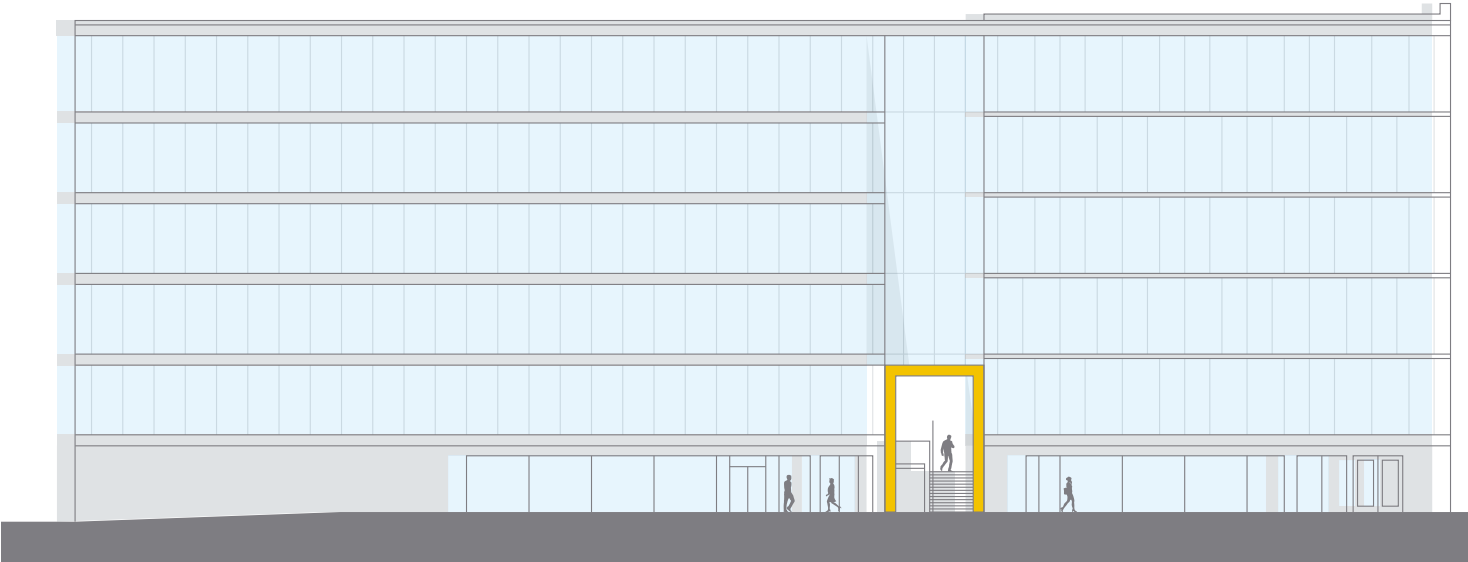
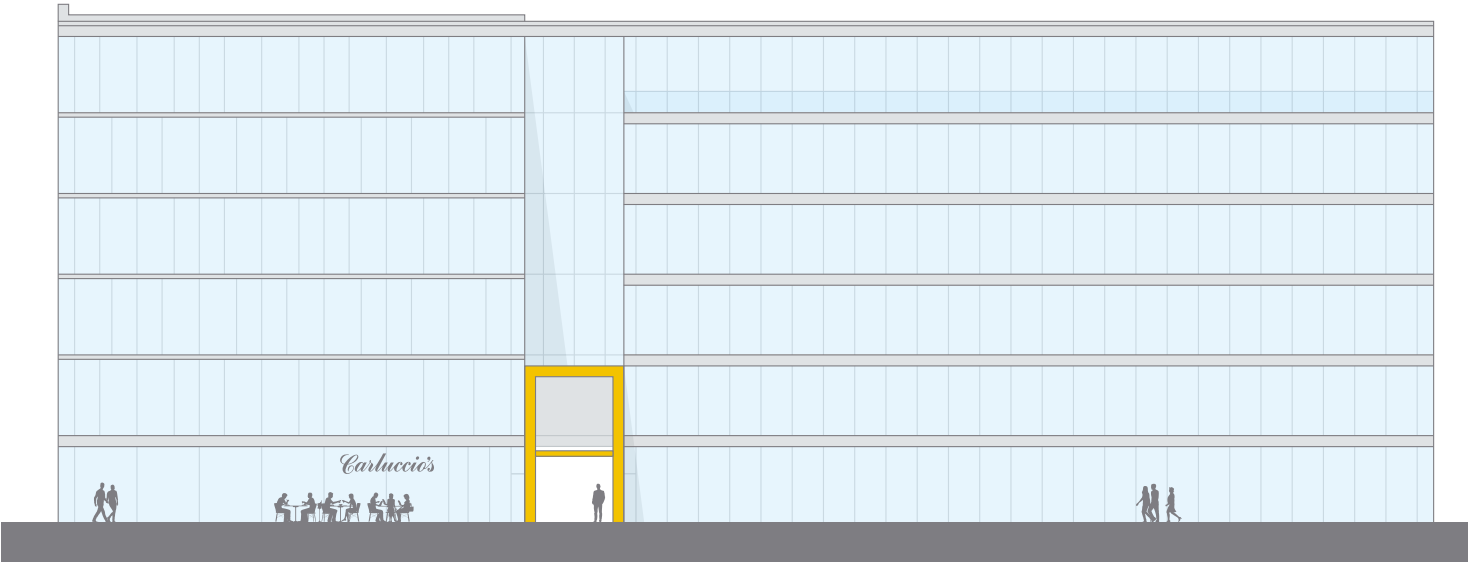
A SHORT WALK
A STONE'S THROW







Proposed Elevations



YOU ARE HERE

ON YOUR DOORSTEP

A STONE'S THROW

A SHORT WALK



Proposed Reception Area



YOU ARE HERE

ON YOUR DOORSTEP

A STONE'S THROW

A SHORT WALK



Proposed Reception Area



YOU ARE HERE
ON YOUR DOORSTEP

A SHORT WALK
A STONE'S THROW



Through the looking glass

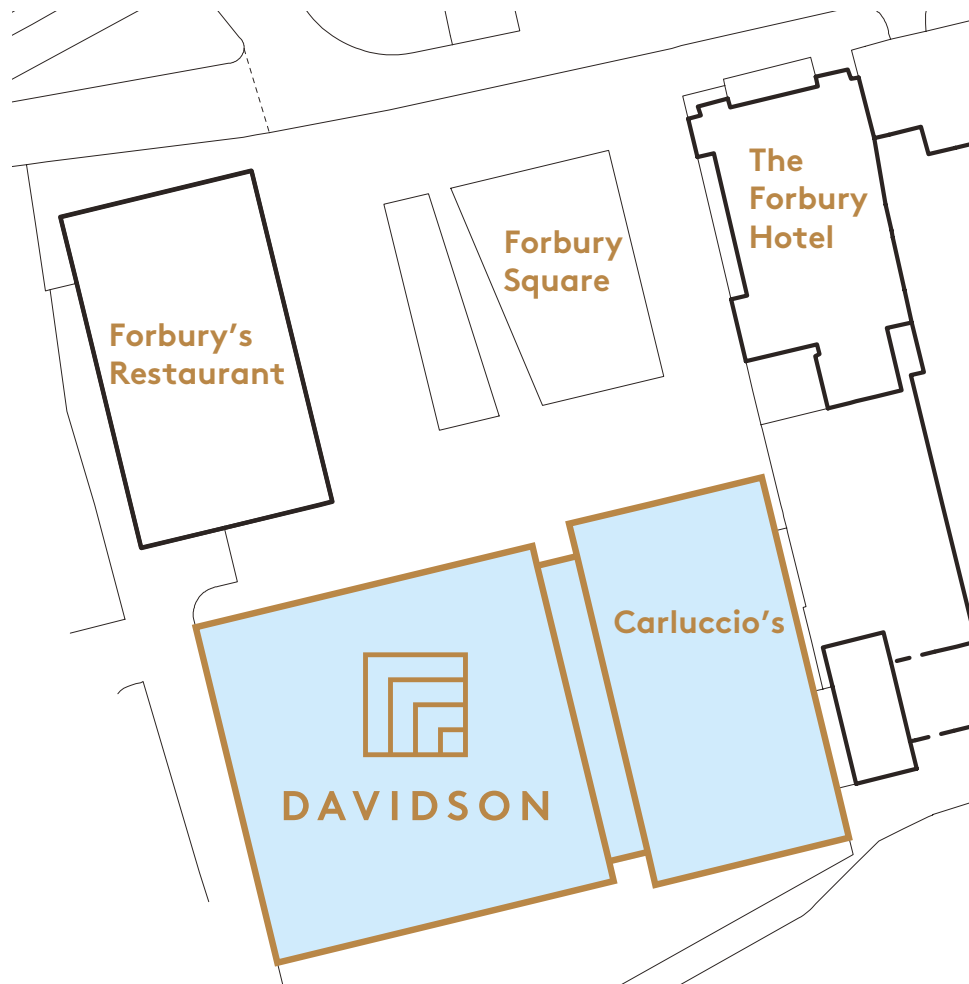
- Suspended ceiling with recessed lighting
- Air conditioned
- Raised floor
- Showers
- 3 x 13 person passenger lifts
- Reception and full height central atrium
- c.1:1,000 sq ft on-site undercroft car parking

YOU ARE HERE

ON YOUR DOORSTEP

A STONE'S THROW

A SHORT WALK



FLOOR	SQ FT	SQ M
Fifth	11,312	1,051
Fourth	22,569	2,097
Third	22,569	2,112
Second	22,724	2,111
First	22,518	2,092
Ground (Retail)	8,621	801
Ground (Office)	11,279	1,048
Reception/Atrium	2,750	256
Basement (Storage)	676	63
Basement (Showers, bike storage, Potential Retail)	3,322	309
Total	128,499	11,938



Availability

FLOOR	SQ FT	SQ M	
Fourth	22,569	2,097	Available June 2018
Part First	10,940	1,016	Available immediately

Part First and Fourth Floors



YOU ARE HERE

ON YOUR DOORSTEP

A STONE'S THROW

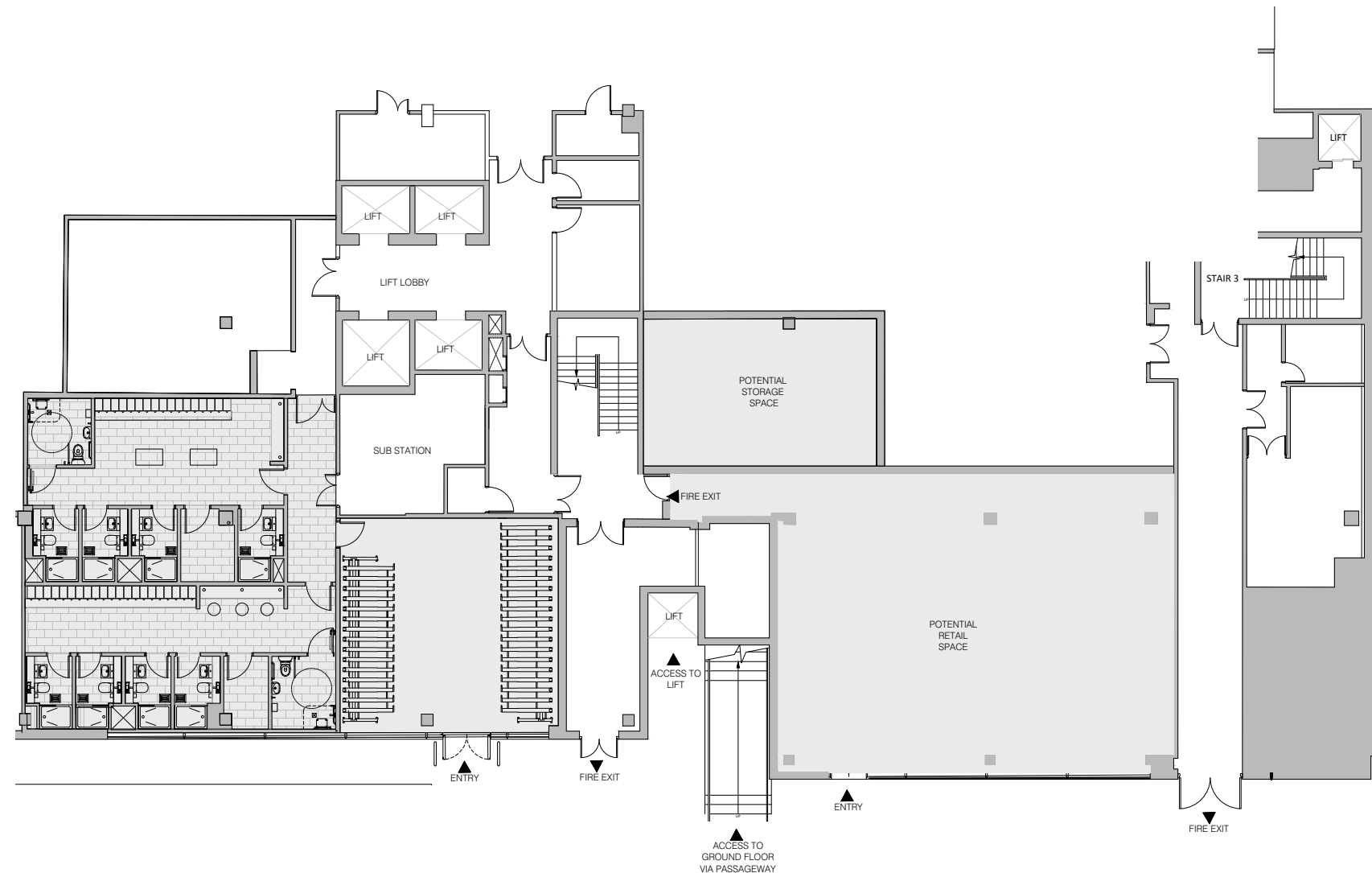
A SHORT WALK



Executive Shower Block, Bike Storage and Retail Space

The new executive shower facilities will provide 10 showers, 10 WCs, lockers, hairdryers, hair straighteners and a plethora of cycle storage.

FLOOR	SQ FT	SQ M
Basement (Storage)	676	63
Basement (Potential retail)	3,322	309



YOU ARE HERE

ON YOUR DOORSTEP

A SHORT WALK
A STONE'S THROW



On your doorstep

Stepping out of Davidson, you find yourself in Reading's finest business location. Restaurants ideal for a casual lunch line Forbury Square, and The Forbury Hotel provides space for something a little more special. Forbury Gardens, Reading's largest central green space, is the perfect space to take 5 minutes to relax.



Hip to be square







A stone's throw

Reading's central amenities range from the best of the high street to small, authentic traders. John Lewis and retailers at The Oracle happily contrast and co-exist with street food vendors, niche boutiques, bars and restaurants.



Working late again?





BARS & RESTAURANTS

- 01 All Bar One
- 02 Bill's
- 03 Browns
- 04 Cafe Rouge
- 05 Carluccio's
- 06 Côte Brasserie
- 07 Forbury's Restaurant
- 08 Giraffe
- 09 Jamie's
- 10 La Courbe
- 11 London St. Brasserie
- 12 Miller & Carter
- 13 Milk
- 14 The Oakford Social
- 15 Pizza Express
- 16 Revolution
- 17 Slug and Lettuce
- 18 Valpy's
- 19 Wagamama
- 20 Zero Degrees
- 21 Cerise

CAFES

- 21 Costa
- 22 Caffé Nero
- 23 Picnic
- 24 Pret
- 25 Shed
- 26 Starbucks
- 27 Workhouse Coffee
- 28 Workhouse Coffee

HOTELS

- 29 The Forbury
- 30 Ibis
- 31 Malmaison
- 32 Mercure George
- 33 Novotel
- 34 Pentahotel

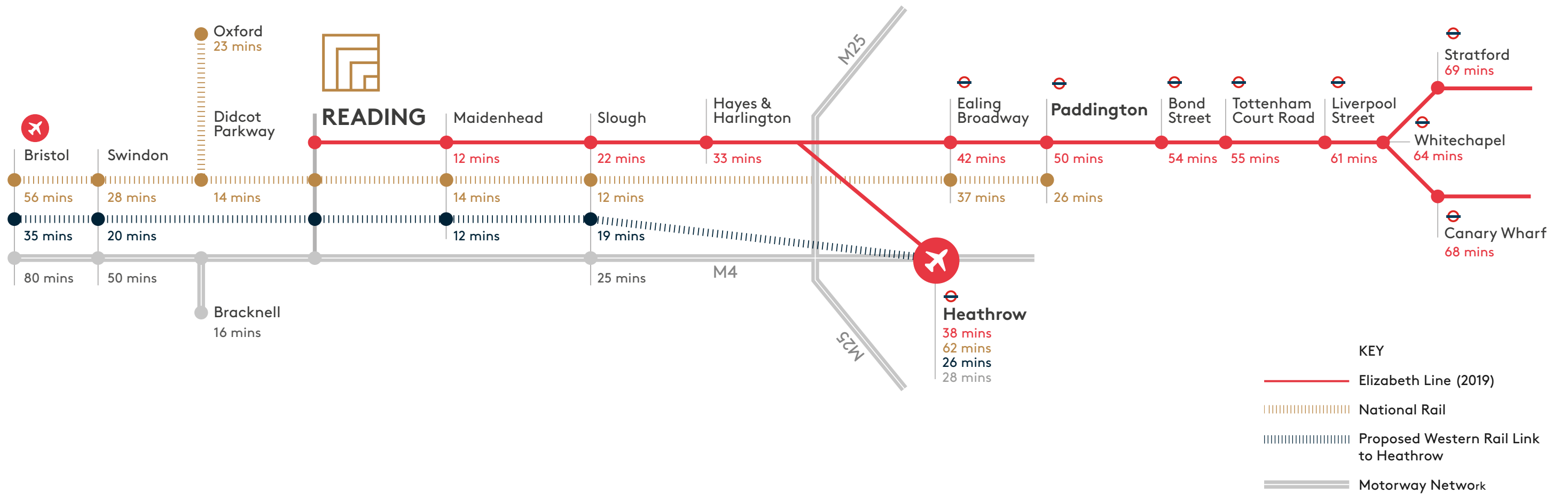


A short walk

Reading is a place on the move. Its station, just a 4 minute walk away, is one of the busiest outside of London, and with the introduction of the Elizabeth Line in 2019 it's connections with the capital and neighbouring towns will only strengthen.



No rush hour





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Important notice: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, Floor areas and diagrams should be treated strictly for guidance only and are not to scale. The refurbishment plans are indicative and maybe subject to minimal change. IPMS 3 measurements in accordance with RICS Property Measurement, 1st Edition, but shall be subject to check measurement. May 2018