

25-41 | CROWN STREET |
READING | RG1 2SN



REGENTS GATE

PROMINENT CENTRAL READING
FREEHOLD OFFICE BUILDING
SUITABLE FOR ALTERNATIVE USES.



**Vail
Williams**



HIGHLIGHTS

- Purpose built office building prominently situated in Reading town centre.
- Arranged over ground, first and second floors with secure undercroft car parking.
- Total Measurement: 20,544 sq ft GIA. IPMS 3 Net Internal area measurement :16,405 sqft (1524 sqm).
- The property is well-suited for alternative uses and could potentially be converted to residential, co-living, student accommodation, or hotel accommodation, subject to obtaining the required planning permissions.
- The building is located 0.7 miles from Reading Station (Elizabeth Line and Great Western Rail) providing convenient access to Central London.
- Surrounded by 4-5 Storey residential apartment buildings.
- Freehold (Title No. BK259946) with Vacant

PROPOSAL

FOR SALE WITH VACANT POSSESSION.
PREFERENCE FOR AN UNCONDITIONAL SALE.



READING

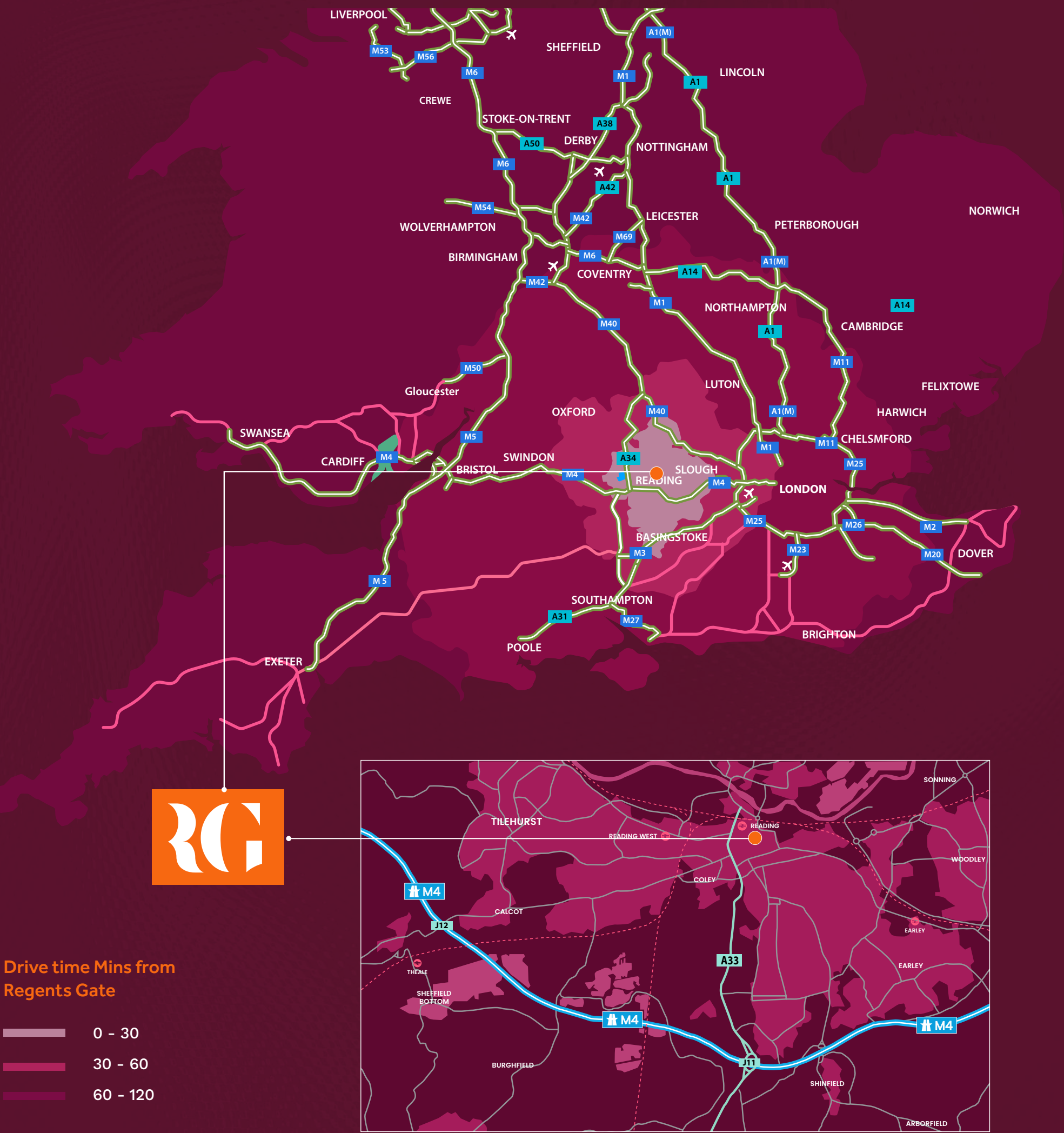
A Prime Investment Location

Strategically positioned just 40 miles west of Central London, Reading delivers exceptional connectivity with 21-minute direct rail links to Paddington via Great Western Railway and seamless access through the Elizabeth Line network.

Reading's economy benefits from substantial knowledge sector investment, bolstered by the University of Reading's research capabilities and graduate talent pipeline. The town's strategic location within the Thames Valley corridor positions it at the heart of the UK's technology and innovation landscape.

The town anchors a robust retail ecosystem centred on the nearby Oracle flagship shopping destination featuring premium national and international brands including John Lewis, Marks & Spencer, Zara, Reiss, and Rolex.

 ROAD	Miles
M4(J11)	3.5
Maidenhead	19
Basingstoke	17
M25 (J15)	24
Oxford	26
Heathrow	27
Central London	44
Bristol	81
Birmingham	103



AMENITIES

Restaurants & Eateries

- 01 Blue Collar Food
- 02 Browns Brasserie
- 03 Cerise
- 04 Cosy Club
- 05 Las Iguanas
- 06 Lola Lo
- 07 London Street Brasserie
- 08 Marugame Udon
- 09 Miller & Carter
- 10 Oakford Social Club
- 11 Osaka
- 12 Pepe Sale
- 13 Royal Tandoori
- 14 Spinners
- 15 The Cocktail Club
- 16 Three Guineas
- 17 C.U.P.
- 18 Lincoln Coffee House
- 19 Nibsy's
- 20 Picnic Foods
- 21 Shed
- 22 Whittington's Tea Barge
- 23 Workhouse Coffee

Leisure

- 01 The Forbury
- 02 Ibis Hotel
- 03 Malmaison
- 04 Harris Shopping Arcade
- 05 The Hexagon Theatre
- 06 The Oracle Shopping Centre
- 07 Street Food Market
- 08 Vue Cinema
- 09 Abbey Ruins
- 10 Christchurch Meadows
- 11 Forbury Gardens
- 12 Kings Meadow

Lifestyle & Culture

A dynamic cultural calendar, headlined by the internationally recognised Reading Festival, reinforces the town's appeal to a diverse demographic. Historic assets including Reading Abbey complement modern amenities, while Thames and Kennet waterfront developments enhance the area's residential desirability.

Investment Proposition

Reading represents a compelling opportunity within the Greater London economic sphere, combining metropolitan accessibility with competitive operating costs and a skilled workforce. The town's multi-modal transport links and established commercial infrastructure provide a solid foundation for sustained growth and asset appreciation.



REGENT'S GATE

A self-contained office building ideally located just moments from Reading town centre. The property is arranged over ground, first, and second floors, and benefits from generous on-site parking situated beneath the building.

Currently configured for office use, the ground floor features a spacious reception area flanked by open-plan office space on either side.

The first and second floor provide a mixture of open plan office space and meeting rooms. Vertical circulation is provided via a single passenger lift, with two staircases offering additional access to all floors.

The rooftop accommodates the building's plant; however, subject to obtaining the necessary planning consents (STP), there is potential for further development through the addition of an extra floor.



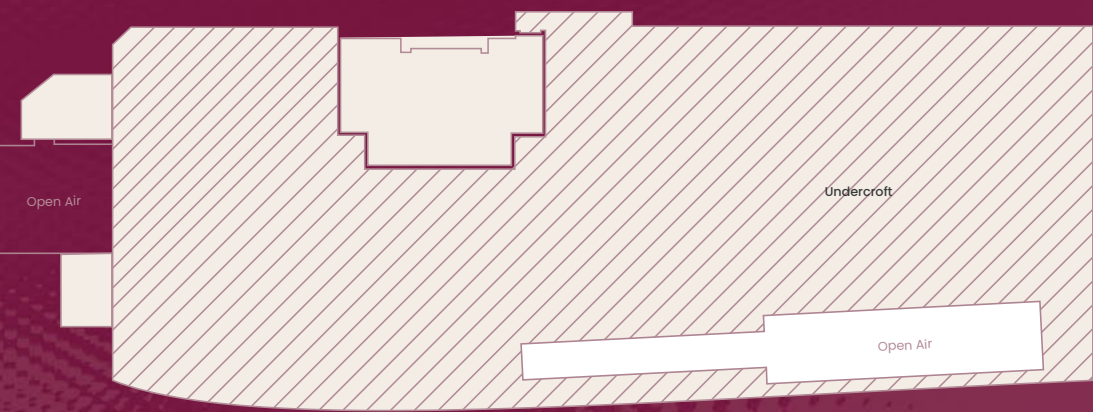


ACCOMMODATION

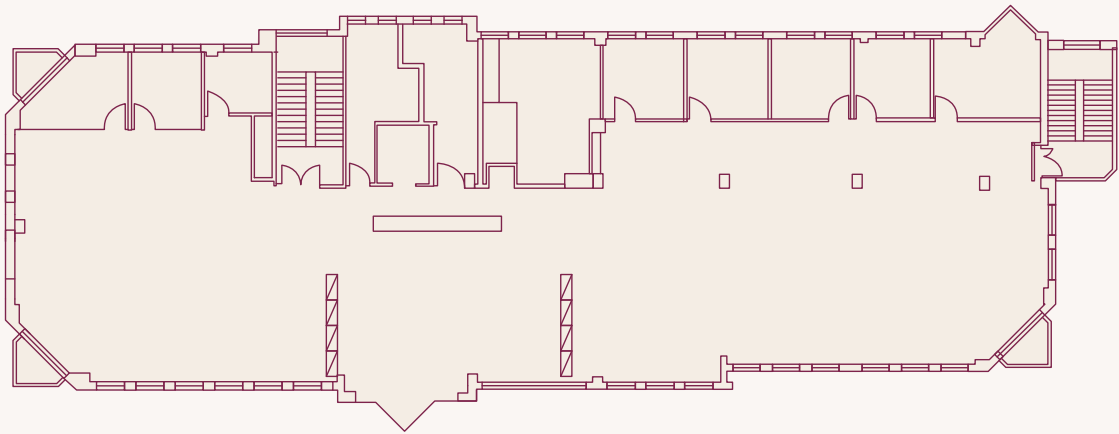
FLOOR GIA	AREA SQ M	AREA SQ FT
ROOF*	147.3	1,586
SECOND	581.6	6,260
FIRST	5,71.6	6,153
GROUND	545.7	5,874
LOWER GROUND	62.4	671
OVERALL TOTAL	1,908.6	20,544

* This measurement includes the plant and core area with the remaining full extent of the open roof area comprising the footprint of the building.

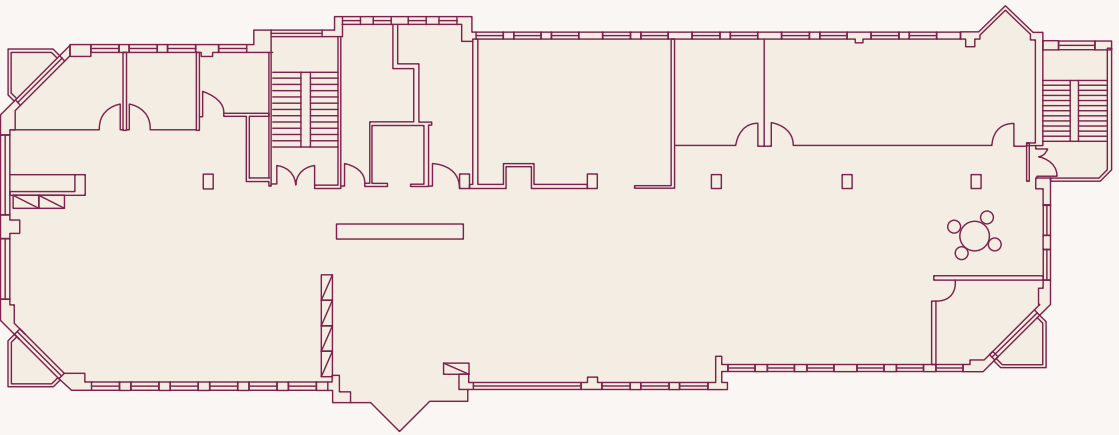
FLOOR PLANS



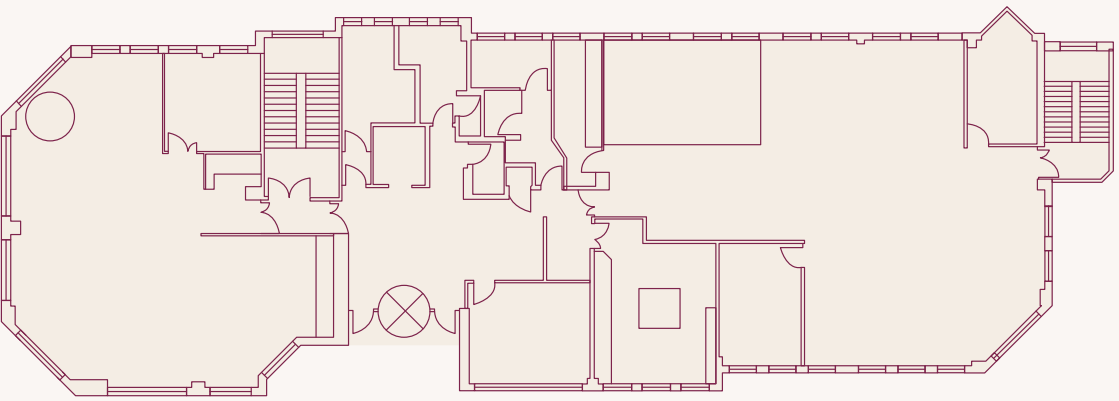
LOWER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FURTHER INFORMATION



Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/ GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on July 2025.

Brochure designed by WWW.UPPERLOOK.COM

TENURE

Freehold.

DATA ROOM

Data room access is available on request, via Vail Williams.

EPC

F (137)

AML

In accordance with Anti-Money Laundering and sanction check requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

VAT

The property is elected for VAT.

INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

Andrew Baillie

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Guy Parkes

gparkes@vailwilliams.com

07788 188874





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