



**PART 4TH FLOOR, ONE FORBURY SQUARE, READING,  
RG1 3BB**

OFFICE TO LET

1,826 SQ FT (169.64 SQ M)



# Summary

Part 4th Floor offers a modern, fully fitted suite ready for immediate occupation

Available Size	1,826 sq ft
Rent	£39 per sq ft Passing rent
Rates Payable	£18.84 per sq ft
Service Charge	£10.10 per sq ft
EPC Rating	B

- Fully fitted and furnished suite on fourth floor
- Impressive fitout including reception, meeting room, exec office, workstations and breakout
- Refurbished building with professional manned reception
- Shower and changing facilities
- 1 Dedicated Parking Space and use of 2 EV charging points
- 5 min walk to the station
- Available via Sublease, Assignment or Surrender basis. (Current term of 5 years beginning in February 2025 with a lease break available in 2028)



# Location

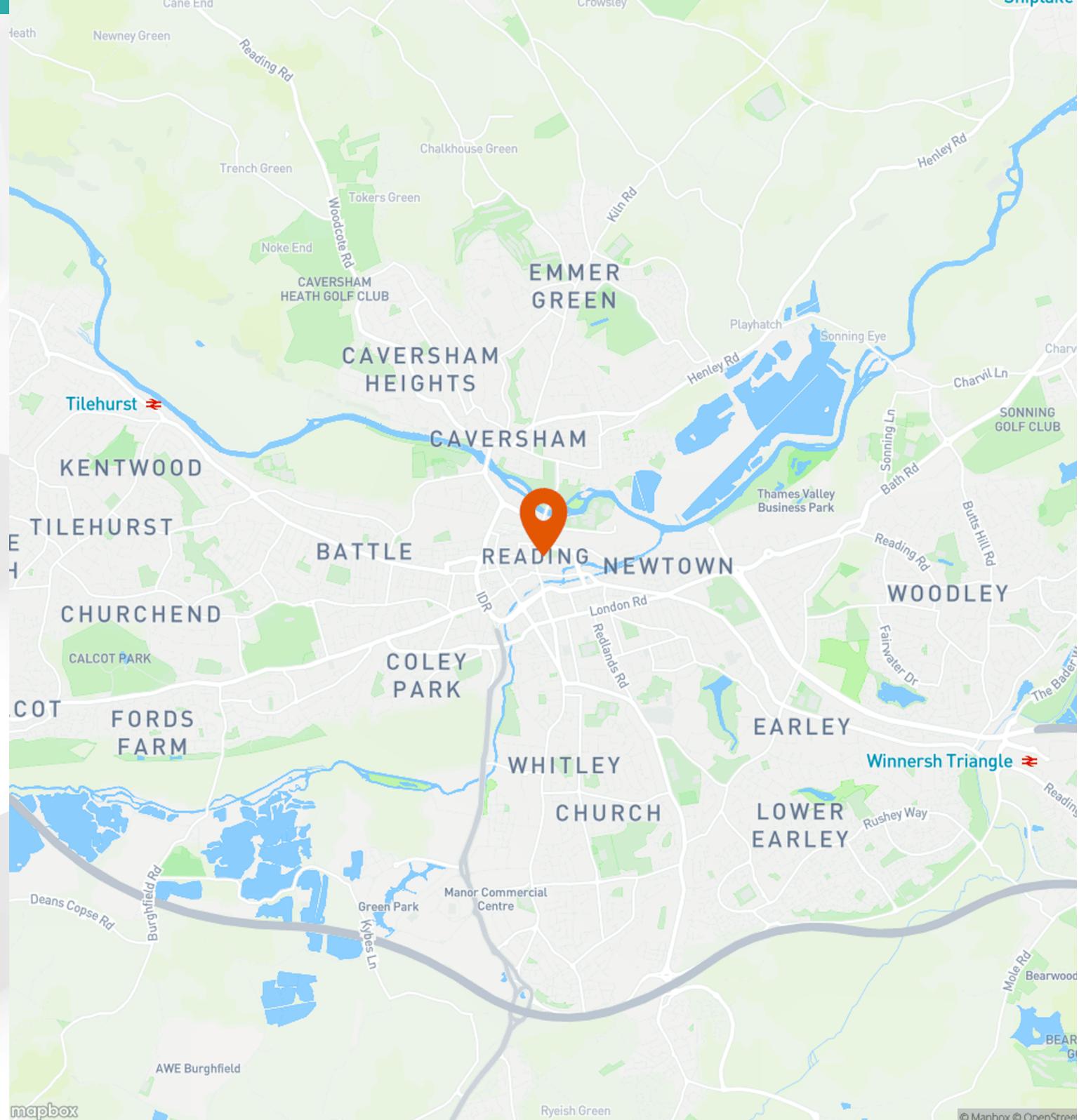


**Part 4th Floor One Forbury Square, The Forbury, Reading, RG1 3BB**

The property is situated in the East of Reading town centre with only a 3 minutes' walk to the Oracle Shopping Centre and high street.

Reading train station is only a 5 minute walk from the office which can provide easy access into Central London. Forbury Square lies 0.8 miles to the east of the A329, which provides direct access to the M4 Junction 10.

Forbury Square is also a 1 minute walk from Readings Forbury gardens which provides a lovely scenic place to have on your door step.





# Further Details

## Description

Part 4th Floor at One Forbury Square provides an excellent modern fitted out suite in one of Reading's most prominent town centre buildings. This stunning town centre office comes with a meeting room, a board room and a large break out space.

The office also benefits from a manned reception, a passenger lift, 1 dedicated parking spot with access to 2 EV charging points (first come first serve) and an EPC Rating B(43).

## Accommodation

The accommodation comprises the following area:

Name	sq ft	sq m	Availability
4th - Part 4th	1,826	169.64	Available
<b>Total</b>	<b>1,826</b>	<b>169.64</b>	

## AML

In accordance with Anti-Money Laundering 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

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.





## Enquiries & Viewings



**Andrew Baillie**

[abaillie@vailwilliams.com](mailto:abaillie@vailwilliams.com)

07502 233 770

0118 909 7400



**Sam Thomas**

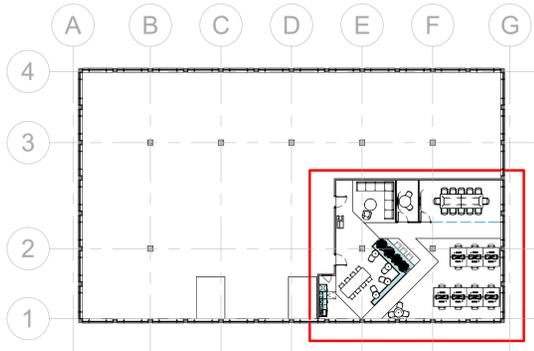
[sthomas@vailwilliams.com](mailto:sthomas@vailwilliams.com)

07775 862 913



**Vail  
Williams**

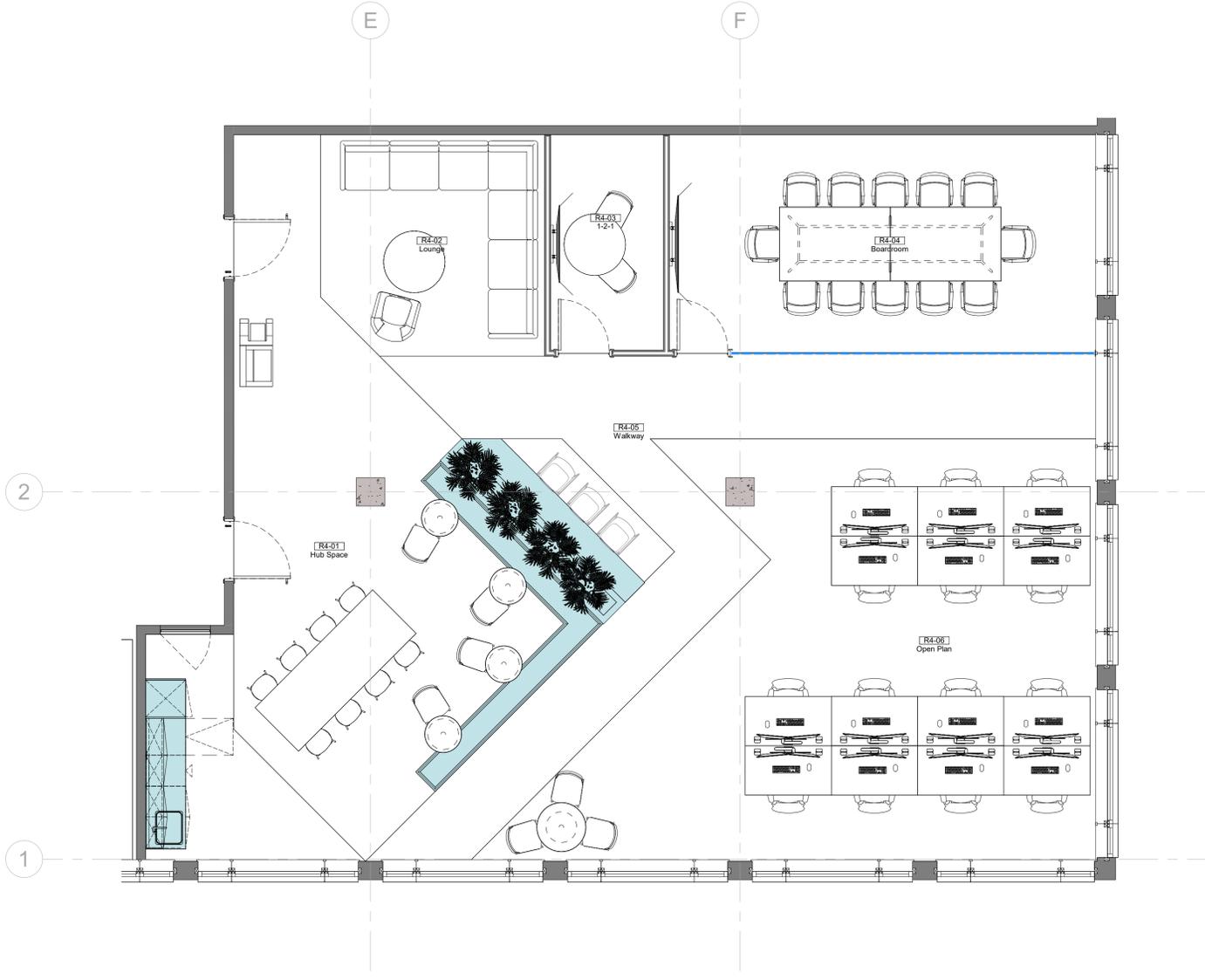
[View on our website](#)



**Fourth Floor**  
1 : 300

ACCOMODATION SCHEDULE  
169.6 sq m - 1,800 sq ft

AMENITIES	QTY
Meeting Rooms (10+)	1
Meeting Rooms (4+)	0
Meeting Rooms (2+)	1
Booth	0
Collaboration	1
Lounge	1
Open Plan Desking	14
Teapoint/ Breakout	1
Comms	0
Print Point	1



**Fourth Floor - General Arrangement**  
1 : 50

**GENERAL ARRANGEMENT LEGEND**

Symbols shown are not to scale - some symbols may not appear on the layout plan

**COMPONENT TAGS**

R1 = ROOM - 1ST FLOOR  
01 = ROOM NUMBER  
Name = ROOM NAME

**PARTITION REFERENCES**

EXISTING WALLS  
NEW SOLID PARTITIONS  
NEW GLAZED PARTITIONS

**DOOR REFERENCES**

NEW SOLID DOOR  
NEW SLIDING GLASS DOOR

**FURNITURE DETAILS**

NEW FURNITURE  
EXISTING FURNITURE  
JOINERY ITEMS  
DAY 2 FURNITURE

P05	AS BUILT	FW	22-09-2023
P04	Construction Issue	FW	21-07-2023
P03	GA Updated Following Client Meeting	DEH	06-07-2023
P02	Contract Issue	DH	26-06-2023
P01	GA Amended	DH	30-05-2023
ISSUE	DESCRIPTION	DRWN	CHKD DATE

DRAWING STAGE

**AS BUILT**

CLIENT

**CANADA LIFE**

SITE ADDRESS

**ONE FORBURY SQUARE  
READING  
RG1 3EB**

PROJECT DIRECTOR: **SB** PROJECT MANAGER: --

PROJECT DESIGNER: **JS** TECHNICAL DESIGNER: **DH**

DRAWING TITLE

**GENERAL ARRANGEMENT - FOURTH FLOOR**

PROJECT NO. **1647** SCALE **As indicated @ A1** REVISION **P05**

DRAWING NO. **1647—OKT—V1—04—DR—I—0101**

Oktra Regions - Guildford  
Friary Court  
13-21 High Street  
Guildford  
GU1 3DG  
+44 (0)1483 947520  
oktra.co.uk

**oktra regions**

© COPYRIGHT OKTRA LTD  
THIS DRAWING REMAINS THE COPYRIGHT OF OKTRA LTD, TO BE USED SOLELY FOR THE PROJECT AND INFORMATION AS TITLED. THIS DRAWING MUST NOT BE COPIED WITHOUT PRIOR WRITTEN CONSENT. CONTRACTORS ARE RESPONSIBLE FOR ENSURING ALL WORKS COMPLY WITH ALL RELEVANT STATUTORY REQUIREMENTS AND BRITISH STANDARDS. DO NOT SCALE FROM DRAWING. CONTRACTORS MUST CHECK ALL DIMENSIONS, LEVELS AND SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS. OKTRA LTD MUST BE NOTIFIED OF ANY DISCREPANCIES.