

TW12VE

FORBURY ROAD, READING



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FORBURY ROAD

TW12VE has undergone a striking and innovative transformation.

Set over five floors, the building offers adaptable open plan offices, from 2,300 - 10,985 sq ft, blending contemporary workspace with an exceptional specification that is an inspiring and enjoyable place to work for any modern and dynamic business.

Situated less than 150m from Reading Station and located at the gateway to Reading town centre, TW12VE offers exceptional transport connections as well as benefitting from an unrivalled array of town centre amenities.

**"THE SUPREME ACCOMPLISHMENT
IS TO BLUR THE LINES BETWEEN
WORK AND PLAY."**

ARNOLD J TOYNBEE

TW12VE WAYS TO MAKE WORK LIFE EASIER



SHOWER
CHANGING
FACILITIES



EXCELLENT
DIGITAL
INFRASTRUCTURE

ENERGY
EFFICIENT
OFFICE SPACE
TARGETING BREEM
'VERY GOOD'
AND EPC 'C'

10 SECURE
BICYCLE
RACKS



WIREScore
CERTIFIED



COMMUNAL
ROOF TERRACE



4 SECURE
CAR PARKING
SPACES

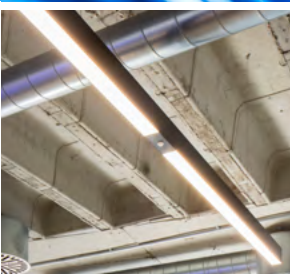


6 PERSON
PASSENGER
LIFT

NEW VRV COMFORT
COOLING SYSTEM
WITH EXPOSED
DUCTING



EXPOSED
CONCRETE
COFFER WITH
LED LIGHTING



COMMUNAL
BUSINESS
LOUNGE

ELECTRIC
CAR
CHARGING POINT



TW12VE THINGS YOU DIDN'T KNOW ABOUT READING

- 01 30,000 people commute to Reading every day.
- 02 Reading is twinned with Speightstown, Barbados.
- 03 King Henry I is buried at Reading Abbey.
- 04 Reading is the largest town without city status in the UK, hopefully not for long!
- 05 Brunel's Great Western Railway arrived in Reading in 1841.
- 06 Paddington Bear author Thomas Michael Bond was raised and educated in Reading, where his love of trains started.

CAFÉS

- 1 The Biscuit Tin
- 2 Café Nero
- 3 CUP
- 4 Starbucks
- 5 Picnic
- 6 Tamp Culture

BARS/RESTAURANTS

- 7 Valpy's Bar & Bistro
- 8 Veeno
- 9 Carluccio's
- 10 Forbury's Restaurant
- 11 The Reel Creek
- 12 CAU
- 13 Bill's
- 14 Pitcher & Piano
- 15 Oakford Social Club
- 16 Blue Collar & CHOW (food markets)
- 17 The Botanist
- 18 Pho
- 19 Comptoir Libanais
- 20 Franco Manca

LEISURE

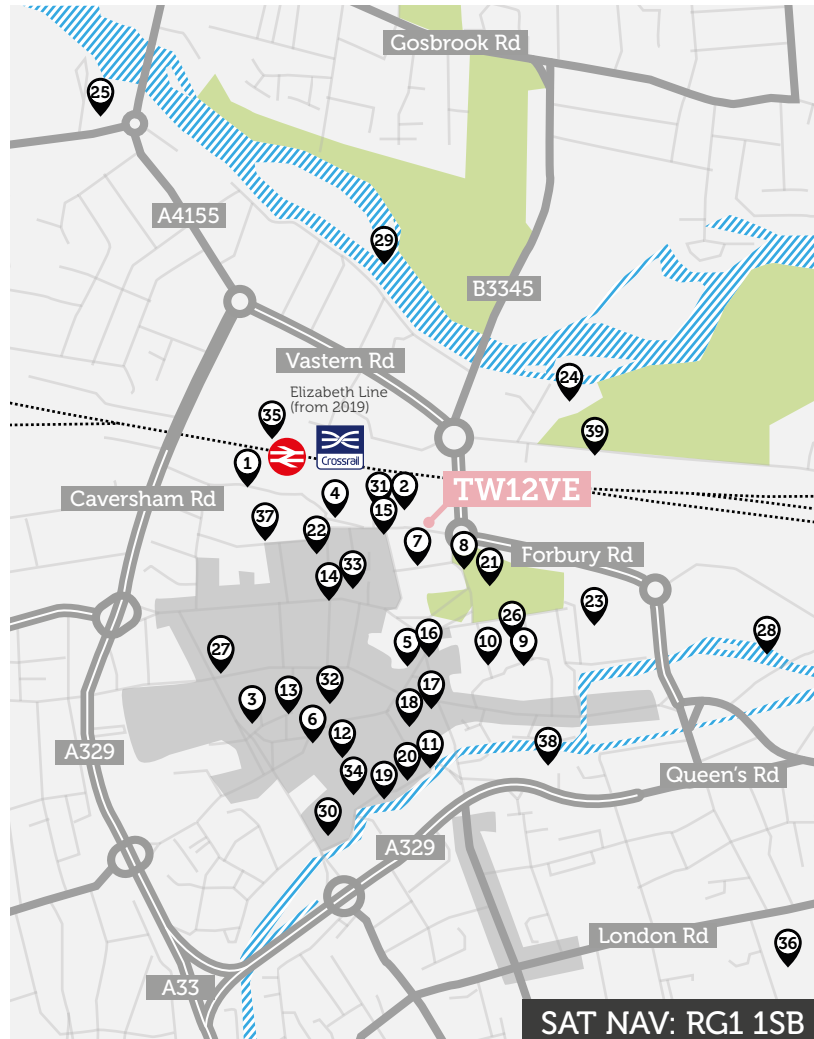
- 21 Forbury Gardens
- 22 Malmaison
- 23 Reading Abbey
- 24 Thames Lido
- 25 Reading Festival
- 26 Forbury Hotel
- 27 Eat Festival
- 28 River Kennet
- 29 River Thames

RETAIL

- 30 House of Fraser
- 31 Cycle Republic
- 32 John Lewis
- 33 Harris Arcade
- 34 The Oracle

SERVICES

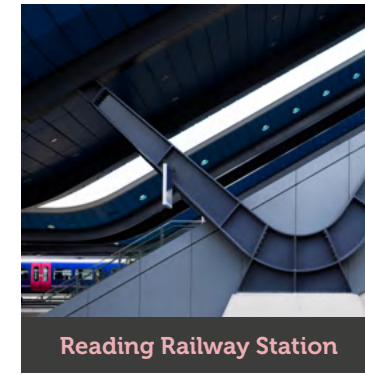
- 35 Reading Railway Station
- 36 Royal Berkshire Hospital
- 37 Garrard Street NCP
- 38 Queen's Road NCP
- 39 Kings Meadow NCP



Reading Festival

Reading is home to the Reading Festival – attended by 90,000 people every year.

07



Reading Railway Station

The newly renovated Thames Lido first opened to the public in 1902 and is believed to be the oldest surviving outdoor municipal pool of the early Edwardian era.

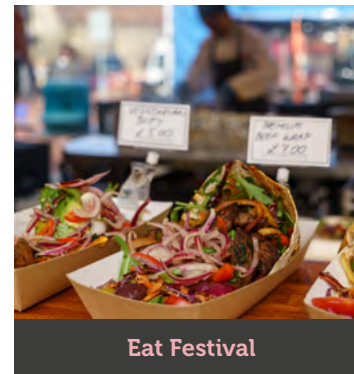
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Thames Lido

Reading has the 4th highest start-up rate in the UK, according to Centre for Cities.

09



Eat Festival

The Reading Half Marathon is held in March every year, with as many as 17,000 entrants, from fun runners to elite athletes taking part.

10



Tamp Culture

Reading's Biscuit Factory, one of 'The Three B's' started as a small bakery in 1822 and by 1914, it employed more than 6,000 people.

11



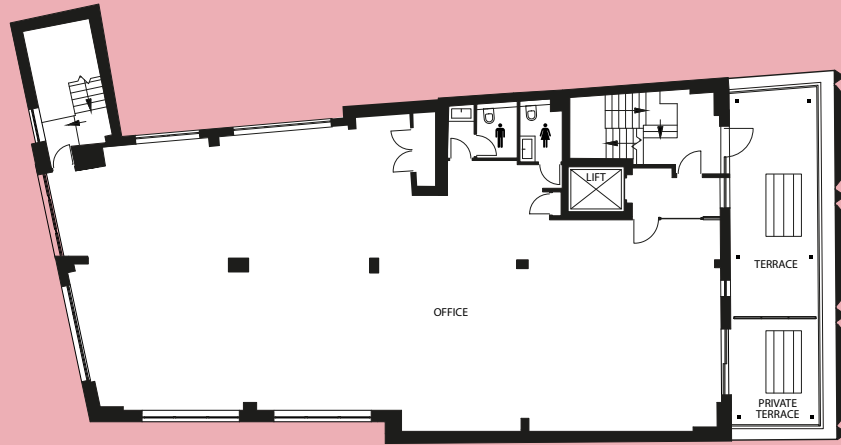
The Biscuit Tin

Eat Reading is an annual foodie event, featuring Reading's finest restaurants and street food traders, as well as a 20 metre long communal dining table!

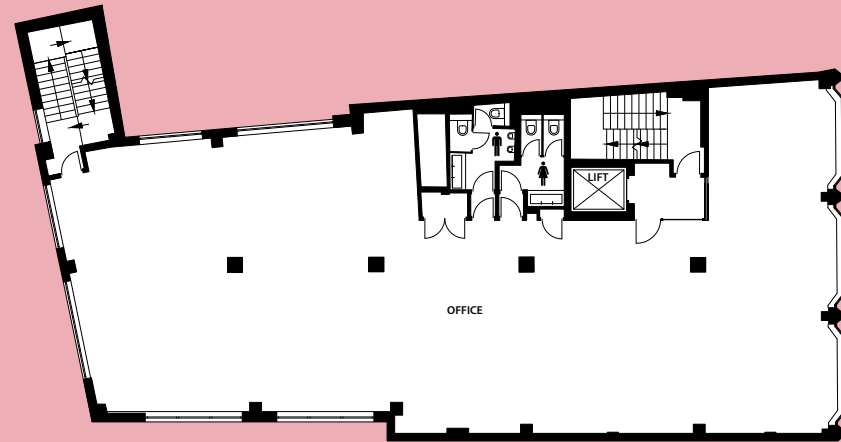
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TW12VE

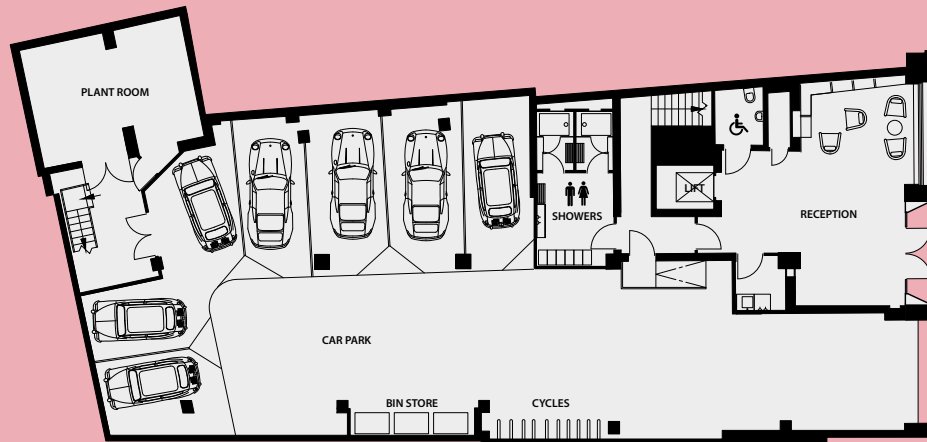
AVAILABILITY



FIFTH



TYPICAL UPPER FLOOR



GROUND

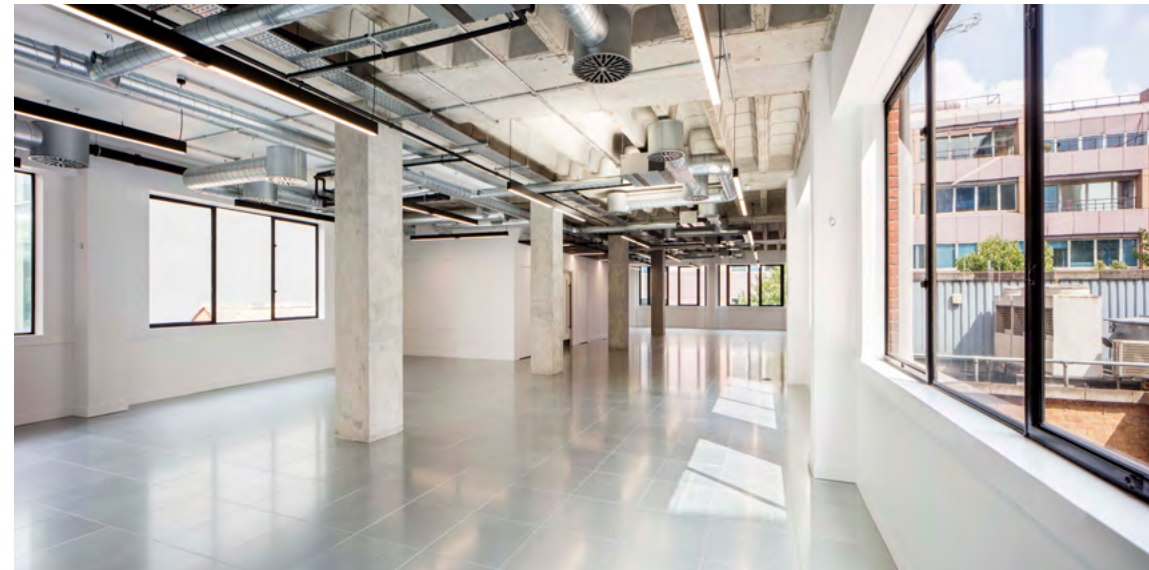
| | | |
|--------------|---------------------|-------------------|
| Fifth* | 2,300 sq ft | 214 sq m |
| Fourth | 2,895 sq ft | 269 sq m |
| Third* | 2,895 sq ft | 269 sq m |
| Second | 2,895 sq ft | 269 sq m |
| First | NVM Private Equity | |
| Ground | Reception | |
| Total | 10,985 sq ft | 1,021 sq m |

Measured on a NIA basis

*Available from Q1 2019

CAR PARKING & CYCLE STORAGE

TW12VE offers a car parking ratio of 1:2,746 sq ft (four spaces) and secure storage for 10 bicycles.





ADDITIONAL INFORMATION

TERMS

New leases are available direct from the landlord, on terms to be agreed.

RENT & SERVICE CHARGE

Upon application.

VIEWING

Viewing strictly by prior appointment with the sole agent:

CONTACT

James Moore
jamoore@lsh.co.uk

Tom Fletcher
tfletcher@lsh.co.uk

**Lambert
Smith
Hampton**

0118 959 8855
www.lsh.co.uk

TW12VE.CO.UK

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. May 2018. All images are for indicative purposes and details may vary.

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