

Nº 33

BLAGRAVE STREET
READING · RG1 1PW

COMPREHENSIVELY REFURBISHED OFFICE LOCATED IN
THE HEART OF READING TOWN CENTRE 1,713 SQ FT
(159 SQ M) TO 13,411 SQ FT (1,245 SQ M) TO LET

33BLAGRAVESTREET.CO.UK

Nº 33

CREATE A STRONG IMPRESSION

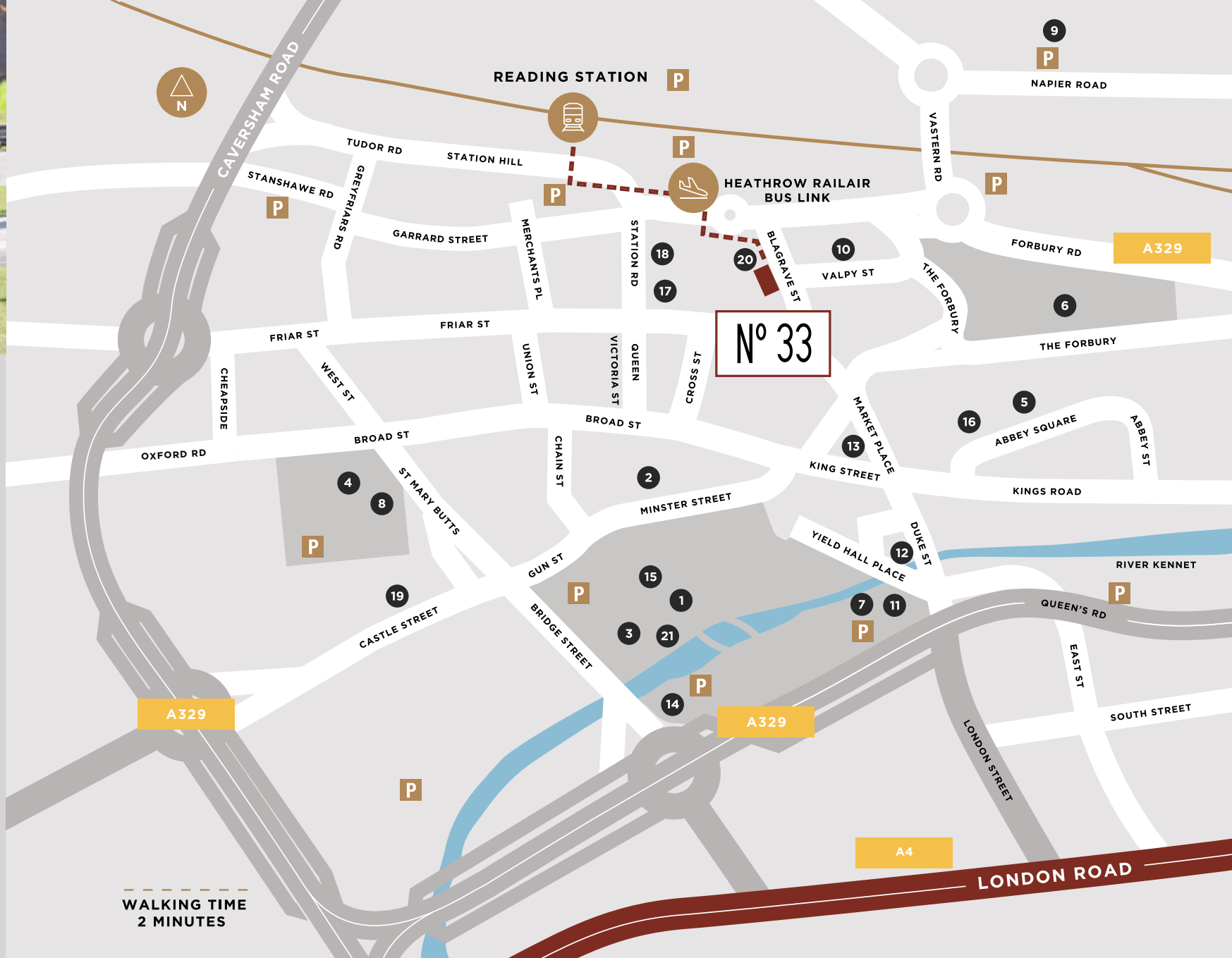
33 Blagrove Street is a prestigious five storey building with secure underground car parking, diagonally opposite Reading Town Hall. Behind its traditional façade, the building has been extensively refurbished and remodelled, creating an imposing new entrance and a dynamic, contemporary reception area. Providing both clients and staff with a modern, welcoming and professional environment, the building can accommodate a wide range of requirements from 1,713 sq ft to 13,411 sq ft.



SPECIFICATION

- VRF air conditioning system
- Suspended metal tile ceiling
- Fully accessible raised flooring
- LED lighting
- Two passenger lifts
- Male, female and disabled WCs on each floor
- Shower facilities
- 11 car parking spaces available at a ratio of 1:1,219 sq ft
- Secure cycle racks
- 24 hour access
- EPC Rating B





WELL CONNECTED FOR BUSINESS AND PLEASURE

Located in the heart of central Reading, 33 Blagrove Street is within a two minute walk of the recently redesigned Reading train station. Two hundred trains travel to London every day, with speedy direct links to Oxford, the South East and beyond.

Cycling is also a very popular method of travel, hence the secure cycle storage provided in the building. Junction 11 of the M4 motorway is approximately 10 minutes' drive, while Heathrow is just 28 miles away and Gatwick is equally accessible.

Reading's vibrant town centre is right on the doorstep, with fashionable restaurants, bars, cafés and shops all within a 30-second walk.

RAIL		WESTERN RAIL LINK		ELIZABETH LINE COMING SOON	
OXFORD 24 MINS		HEATHROW (PROPOSED 2021) 28 MINS		SLOUGH 21 MINS	HEATHROW 38 MINS
PADDINGTON 30 MINS		RAIL-AIR BUS HEATHROW 50 MINS		PADDINGTON 50 MINS	BOND STREET 53 MINS
HEATHROW 56 MINS				FARRINGDON 58 MINS	LIVERPOOL STREET 61 MINS
BRISTOL 74 MINS					
GATWICK 76 MINS					
BIRMINGHAM 97 MINS					
ROAD					
M4 (J11)	4 MILES	SLOUGH	19.6 MILES		
BRACKNELL	10.9 MILES	M25 (J15)	24 MILES		
MAIDENHEAD	12.8 MILES	HEATHROW	26 MILES		
BASINGSTOKE	18.1 MILES	LONDON	40 MILES		

AMENITIES

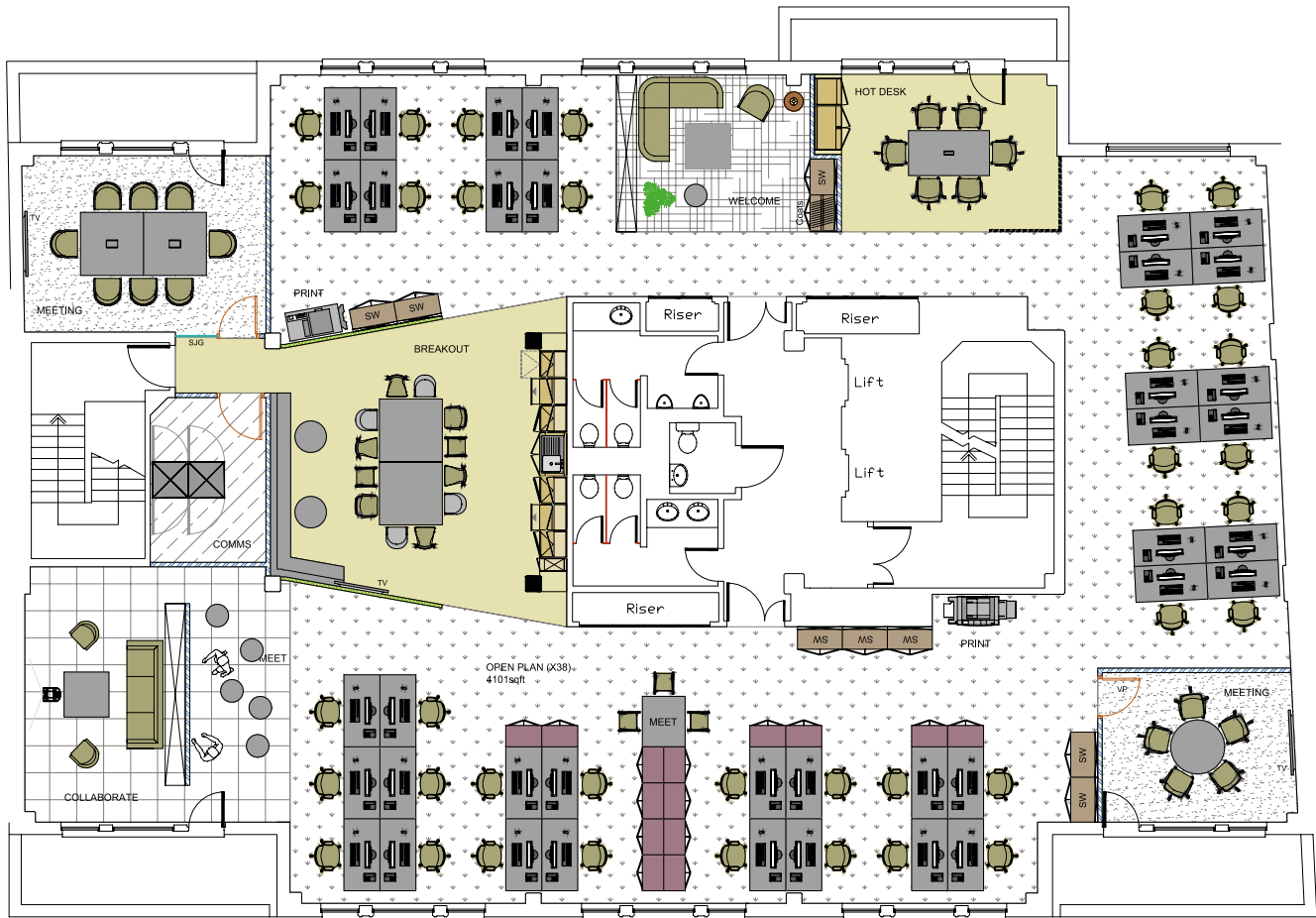
RETAIL	LEISURE	BARS / RESTAURANTS / CAFÉS	
1 The Oracle (Shopping Centre)	5 Forbury Hotel	10 Valpys	16 Carluccio's
2 John Lewis	6 Forbury Gardens	11 Cote Brasserie	17 Pitcher & Piano
3 House of Fraser	7 Vue Cinema	12 London Street Brasserie	18 Malmaison
4 Broad Street Mall (Shopping Centre)	8 The Gym	13 The Botanist	19 Sweeney & Todd
	9 Thames Lido	14 Zizzi's	20 The Blagrove Arms
		15 Buenasado	21 Café Rouge

SCHEDULE OF AREAS
(IPMS3)

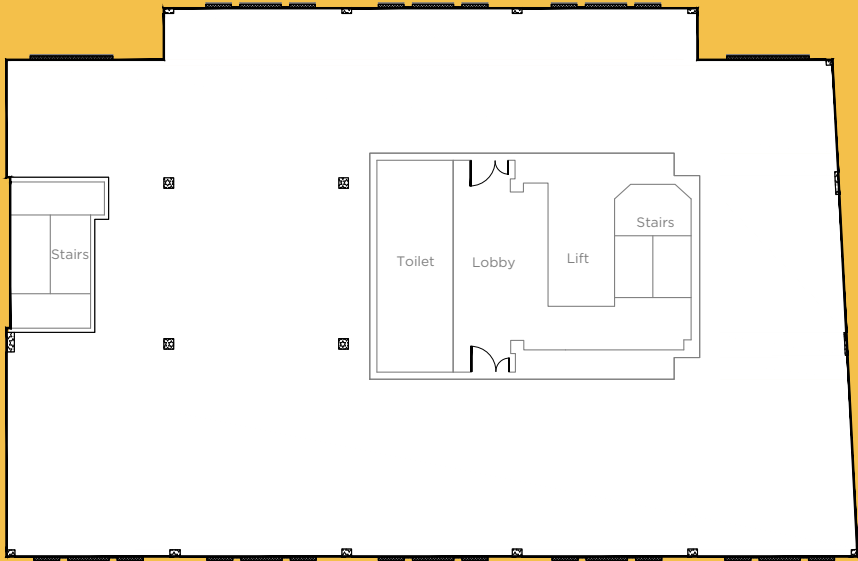
Floor	Use	Area sq.ft	Area sq.m
Fourth	Office	4,352	404.3
Third	Office	4,529	420.8
Second	South Office	2,817	261.7
	North Office	1,713	159.1
Total		13,411	1,245.9



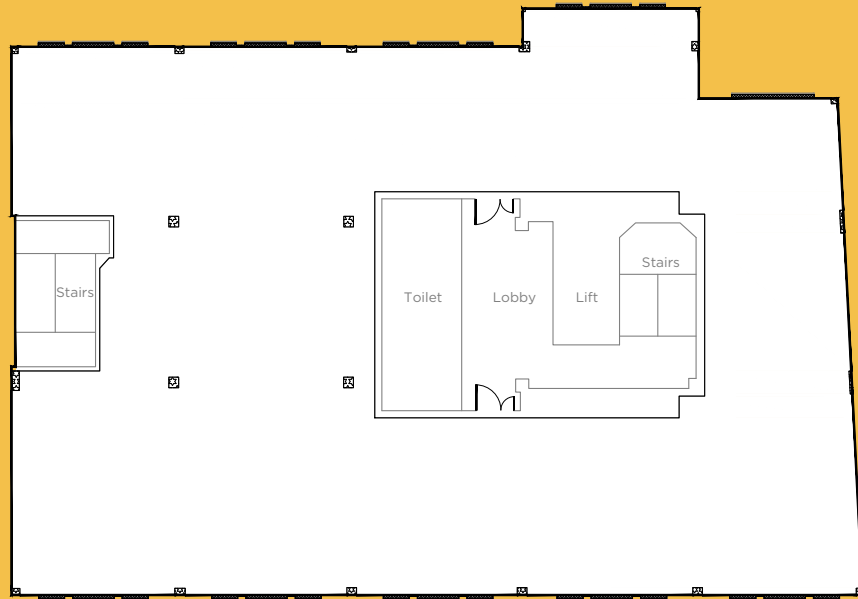
EXAMPLE FOURTH FLOOR SPACE PLAN



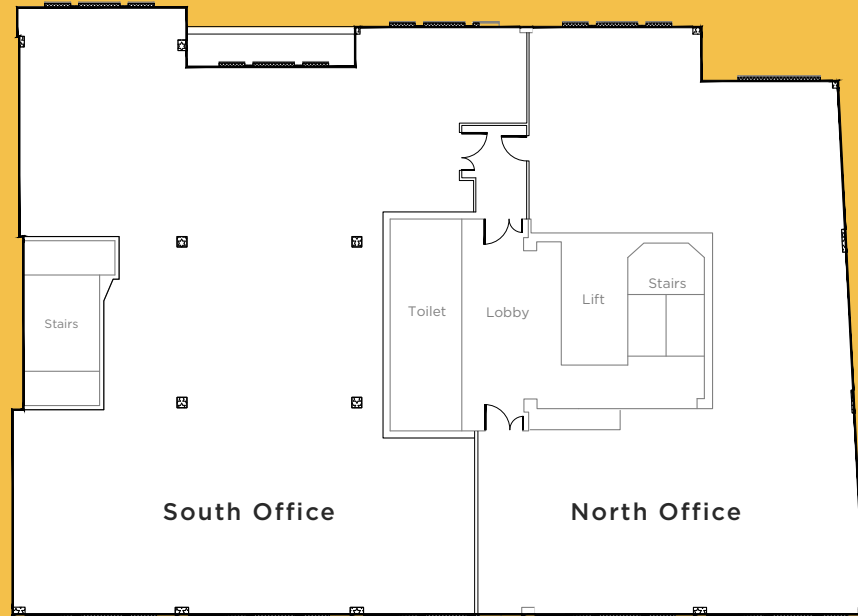
FOURTH



THIRD



SECOND



Blagrove Street

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