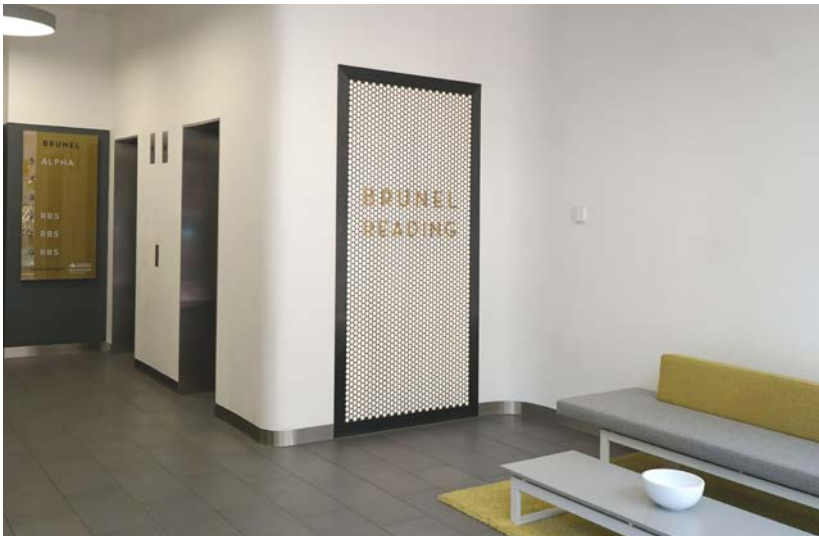


BRUNEL READING

**3,406 - 15,194 SQ FT
EXPOSED SERVICE DESIGN
OFFICES TO LET**

brunelreading.com



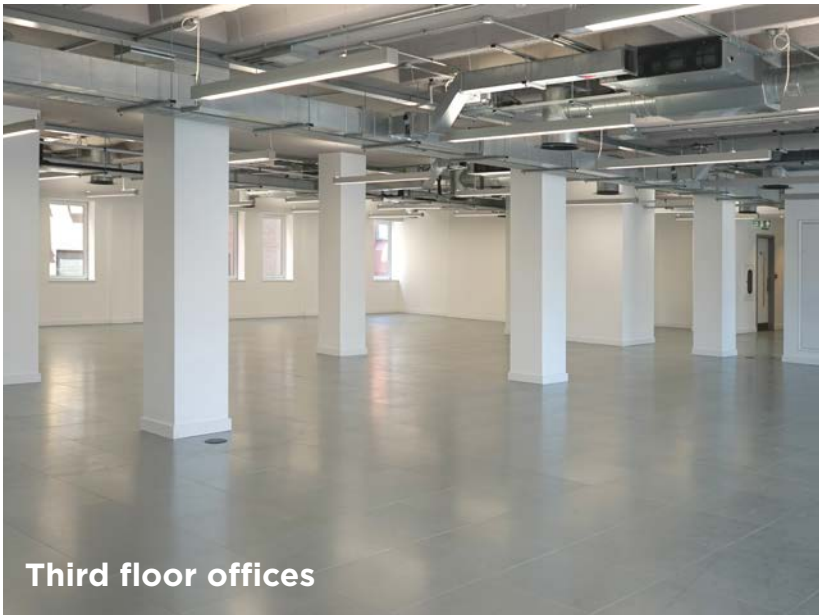
BRUNEL, STATION ROAD READING RG1 1LG

Brunel has been refurbished and provides an aspirational place to work just 100 metres from Reading Station.

Floor

5	Alpha FX		
4	Stibo Systems		
3	To let	3,681 sq ft	342 sq m
2	To let*	3,406 sq ft	316 sq m
1	To let*	3,406 sq ft	316 sq m
G&B	To let*	4,701 sq ft	437 sq m

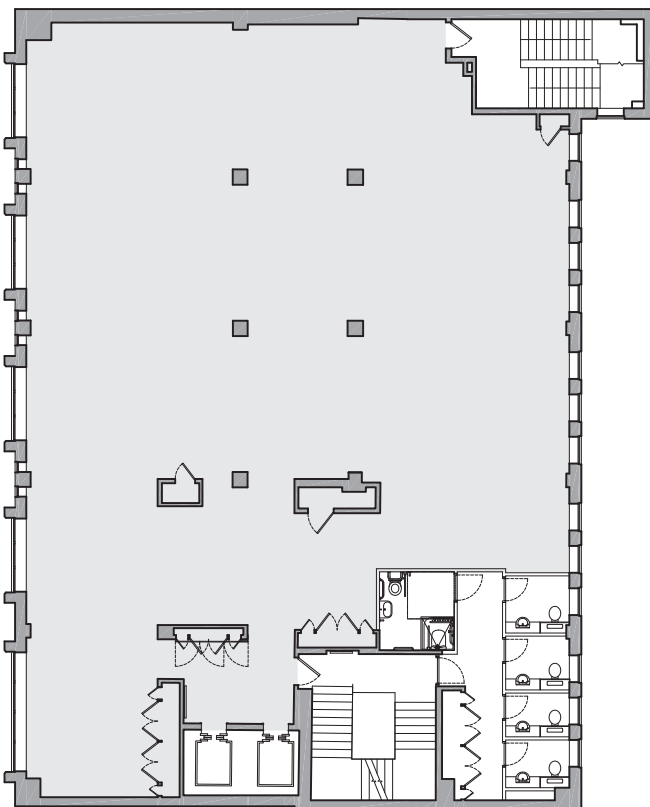
* From April 2020



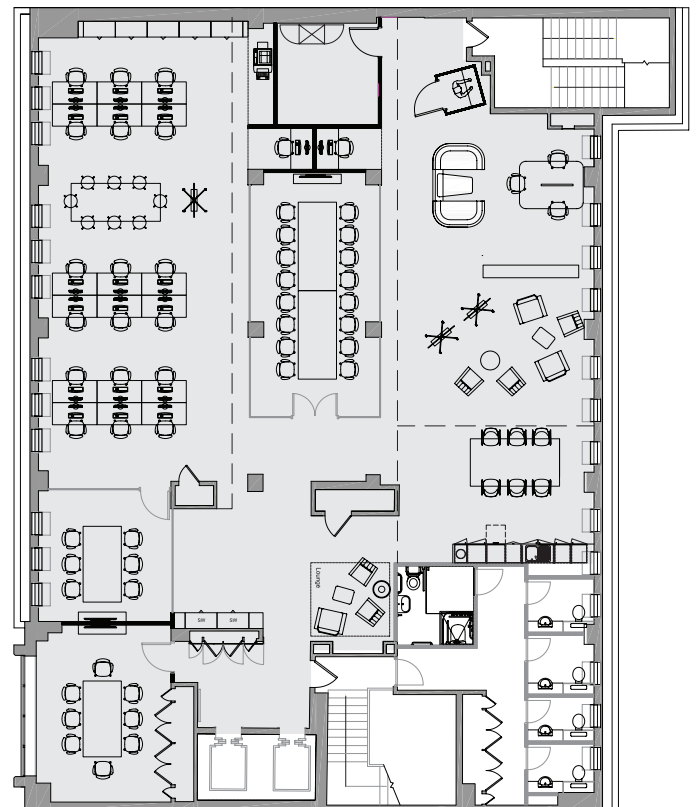
Third floor offices

- Remodelled entrance/reception
- Refurbished common parts
- VRV air conditioning
- Exposed service design
- Suspended LED lighting
- New WCs
- Shower on each floor
- 2 x 8 person refurbished lifts
- 1 on-site parking space
- Covered cycle storage
- EPC "C"

Third floor plan



Example fit out plan





TERMS

New lease available directly from the Landlord on terms to be agreed.

RENT & SERVICE CHARGE

Upon application.





READING

One of Reading's major attractions is its strategic location in the heart of the UK's transport network and its proximity to Heathrow (25 miles) and London (Paddington 25 mins). Reading is classed as one of the most vibrant urban centres in the UK and the focal point for economic growth along the M4 motorway.

CROSSRAIL (The Elizabeth Line)

Crossrail will run to Reading, serving a total of 40 stations along the entire route. There will initially be two trains an hour from Reading and passengers will be able to travel into, and beyond, central London without the need to change at Paddington. This will significantly improve access and journey times into the West End, the City and Canary Wharf.



ROAD

M4	3.5 miles
M25	24 miles
London	40 miles

RAIL

London Paddington	26 mins
Bristol	1 hr 11 miles
Birmingham	1 hr 28 mins

AIR

Heathrow	27 miles
Southampton	46 miles
Gatwick	64 miles

VIEWING

Strictly through the sole agents.

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Smith
Hampton**

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