



3 FORBURY PLACE

READING / RG1 3YL

22,578 sq ft
High quality fitted office to let

THE BUILDING

3 Forbury Place is an impressive building which sits at the gateway to Reading's most prestigious business district



01

Offering the largest plug and play floor plate in Reading Town Centre means the Forbury Place Estate can cater for the full range of requirements.

3 FORBURY PLACE

- 01 7th floor reception
- 02 Main reception

02



SPECIFICATION



01



02

3 Forbury Place has been developed with everything in mind for the modern business user, whether you are big or small. The 7th floor offers a high quality fitted space with flexibility and dynamic work practices incorporated into the design.

- 01 On-site cafe, Forbury Kitchen
- 02 Office breakout area
- 03 Boardroom

3 FORBURY PLACE



BREEAM Rating
'Excellent'



2.75m finished floor
to ceiling height



EPC Rating C



LED lighting



4 pipe fan coil
air-conditioning



Full height
covered atrium



Fully accessible
raised floor with
150mm void



Male, female
and disabled WCs
on each floor



Car-parking ratio
of 1:2,084 sq ft



Showers and
changing facilities

03

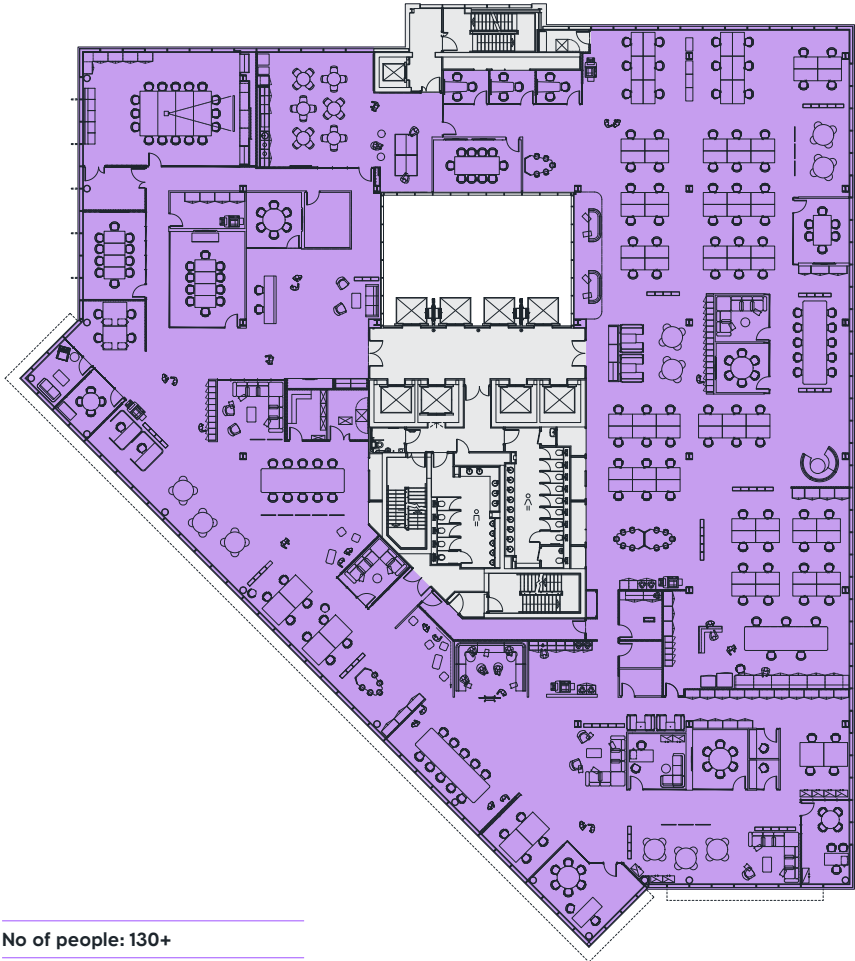


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THE SPACE

7th Floor Space Plan

22,578 sq ft / 2,097.57 sq m



No of people: 130+

Dedicated work stations: 110

Occupational density: 1:8 sq m

- Lettable space
- Core

Plan not to scale,
for indicative purposes only.

3 FORBURY PLACE



The 7th floor is available as fully fitted space ready for immediate occupation

View
Virtual Tour



LOCATION

With fine dining, buzzing nightlife and river pursuits, 3 Forbury Place's town centre location adds a new dimension to work/life balance



Local Amenities

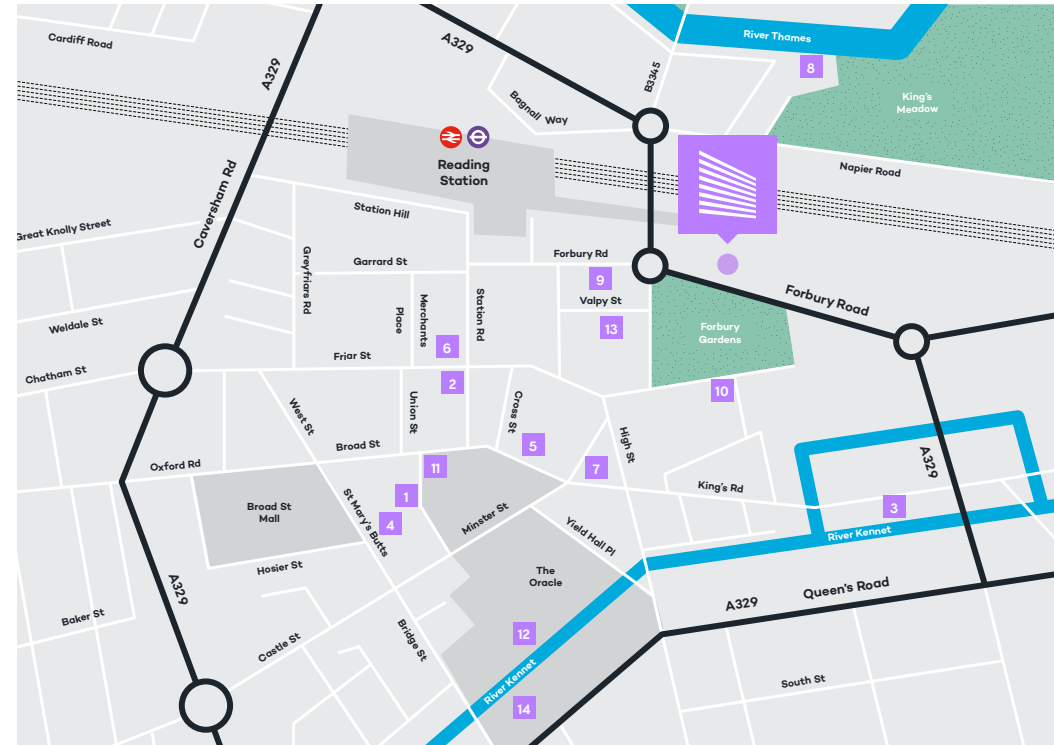
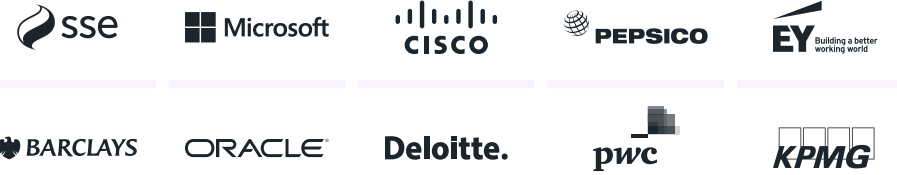
- | | |
|-----------------------|-----------------------|
| 1. Bills | 8. Thames Lido |
| 2. Black Sheep Coffee | 9. The Corn Stores |
| 3. Buzz Gym | 10. The Forbury Hotel |
| 4. C.U.P. | 11. The Gym |
| 5. M&S | 12. Osaka |
| 6. Novotel | 13. Valpy Street |
| 7. Picnic | 14. Wagamamas |



- 01 Forbury Gardens
- 02 The Botanist
- 03 Thames Lido

3 FORBURY PLACE

Local occupiers



3 Forbury Place has excellent transport connections to London and beyond by road, rail and air, with links now further enhanced by the arrival of the Elizabeth Line.

28 MILES TO HEATHROW

25 MINS TO PADDINGTON

3.5 MILES TO M4 (J11)

16 TRAINS TO LONDON EVERY HOUR

FURTHER INFORMATION

[///vision.rocks.quench](http://vision.rocks.quench)

RG1 3YL

Viewings

Strictly through the sole letting agents.

Terms

Upon application.

Contact

For further information please contact:

Tom Fletcher

e tom@hatch-re.com
t 07752 127 413

Charlie Benn

e charlie@hatch-re.com
t 07563 383 443



3forburyplace.com

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.

Designed & Produced by Cre8te - 020 3468 5760 - cre8te.london

3 FORBURY PLACE



01

02



View
Virtual Tour



- 01 Agile workstations
- 02 Zoom rooms