

11th Floor, The Blade, Abbey Square, Reading RG1 3BD

8,190 sq ft (761 sq m)

Fully fitted space available by assignment or sublease



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Key Highlights

Fully fitted and furnished space on the 11th floor of the Blade, comprising 8,190 sq ft (761 sq m) offering panoramic views across Reading. Available by way of an assignment of a lease expiring November 2023, or a sublease, or a new lease by negotiation direct with the landlord.

- Fully fitted and furnished
- Panoramic views across Reading
- Kitchen and break out area
- Meeting rooms
- Ease of access to Reading Station (0.30 miles / 0.48 km)
- Proximity to restaurants and amenities within the town centre
- Communal showers and changing facilities

Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Not to Scale - For Identification Purposes Only. - October 2020

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Overview

The Blade is a landmark office building within Reading town centre. The space available is on the 11th floor and benefits from views across Reading. The space benefits from a kitchen and breakout area, meeting rooms / private offices and storage area.

The common parts have recently been refurbished offering a newly remodelled manned reception, and a communal break out / business lounge area with WiFi. In addition, communal cycle storage, showering and changing facilities are available. Additional meeting room and serviced office facilities provided by Pure Offices are available within the building on the 4th and 5th floors by separate arrangement.

Location

The Blade is situated in Reading town centre, only 0.30 miles (0.48 km) from Reading Station and within close proximity to the amenities and restaurants of the King's Road, Broad Street and Oracle centre. Reading Station provides regular connections to London Paddington and the Elizabeth Line will provide reduced travel time into and across Central London, which is set to open in 2021.

The Blade is also situated within close proximity to the Abbey Ruins and Forbury Gardens public space. Current occupiers also based within the Blade include Barton Willmore, Gateley Plc and Kaplan.

In addition, the property is easily accessible by road, with access to the M4 at three junctions providing connections on the M25 and wider national motorway network. Reading is also accessible for cyclists with almost 37 miles of principle cycle routes and the Readybike hire scheme is available.

Specification

- Suspended ceilings with LED Lighting
- Fan coil air-conditioning
- 4x 13 person passenger lifts including 2 'scenic' lifts and 1x goods lift
- Fully accessible raised flooring
- Kitchen with a break out area
- Fully fitted with work stations
- Cycle storage
- Shower and changing facilities
- EPC: C75

Lease

Available by way of an assignment expiring November 2023, or a sublease or a new lease direct from the landlord subject to negotiation.

Rent, Rates & Service Charges

Rent:

£32.00 PSF

Business Rates:

£12.50 PSF however any prospective party is to make their own enquires to confirm the Business Rates Payable with the local authority.

Service Charge:

£8.00 PSF

Viewing

Strictly by appointment through Savills.

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Location Map



For all enquiries please contact:

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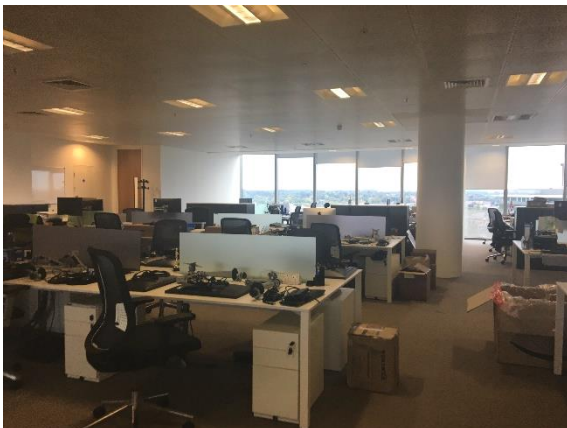
Photographs



Kitchen



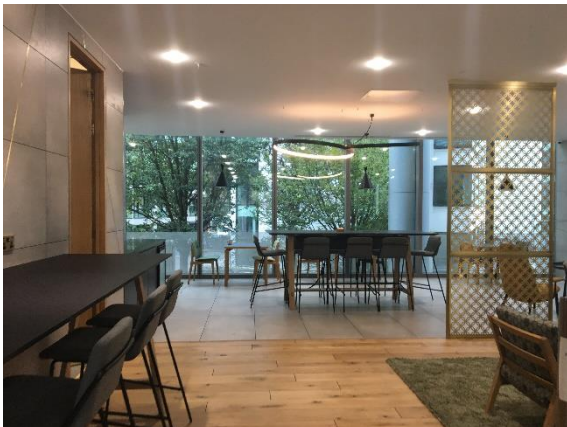
Break Out



Main Office Space



Meeting Room



Reception Communal Break Out



Lift Lobby

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