

3rd floor, The Brickworks, 35-43 Greyfriars Road, RG1 1NP

4,233 sq ft

Preliminary brochure



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Location

The Brickworks is a new high specification workspace of warehouse style situated in the heart of Reading town centre. It is a 5-minute walk to Reading Railway Station which is serviced by various rail lines like the Great Western and South Western Railway, with trains to London Paddington in 24 minutes.

Brickworks also has brilliant bus services as well as motorway links, with a 45-minute drive on the M4 to Heathrow Airport.

Reading town centre has a number of restaurants, bars, and shops with the Oracle shopping centre, as well as international and boutique hotels. There are various green spaces available within or in close proximity to the town centre, such as Forbury Gardens, Palmer Park, and Christchurch Meadows. The Brickworks has strong prominence, situated at the end of Greyfriars Road.

Description

A fully fitted grade A office specification includes:

- 44 desks
- Kitchen and breakout areas
- Private meeting room
- Fit-out from 2022
- Double-height concierge reception on ground floor
- New male / female changing rooms, with showers, and lockers
- 1 on-site parking space
- Ceiling soffit height of 3.2m
- Flexible and efficient floor plates
- Communal roof terrace & private terrace on 3rd floor
- Self-contained WC facilities

EPC

The Brickworks currently has an EPC of B

USE

Use Class E

Viewing

 - strictly by appointment through appointed agents

Robert Pearson
Savills
020 7299 3093
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Savills
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Available Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
Third	Office	4,233	393.26

*All areas are approximate and measured on a NIA basis.

Lease

Available by way of assignment until 17 March 2027 or longer by way of further negotiation with the Landlord.

Rent

£35.75 per sq ft per annum

Rates & Service Charge

Service Charge - £11.95 per sq ft
Business rates - £16.65 per sq ft

VAT

VAT is excluded from all quoted figures.

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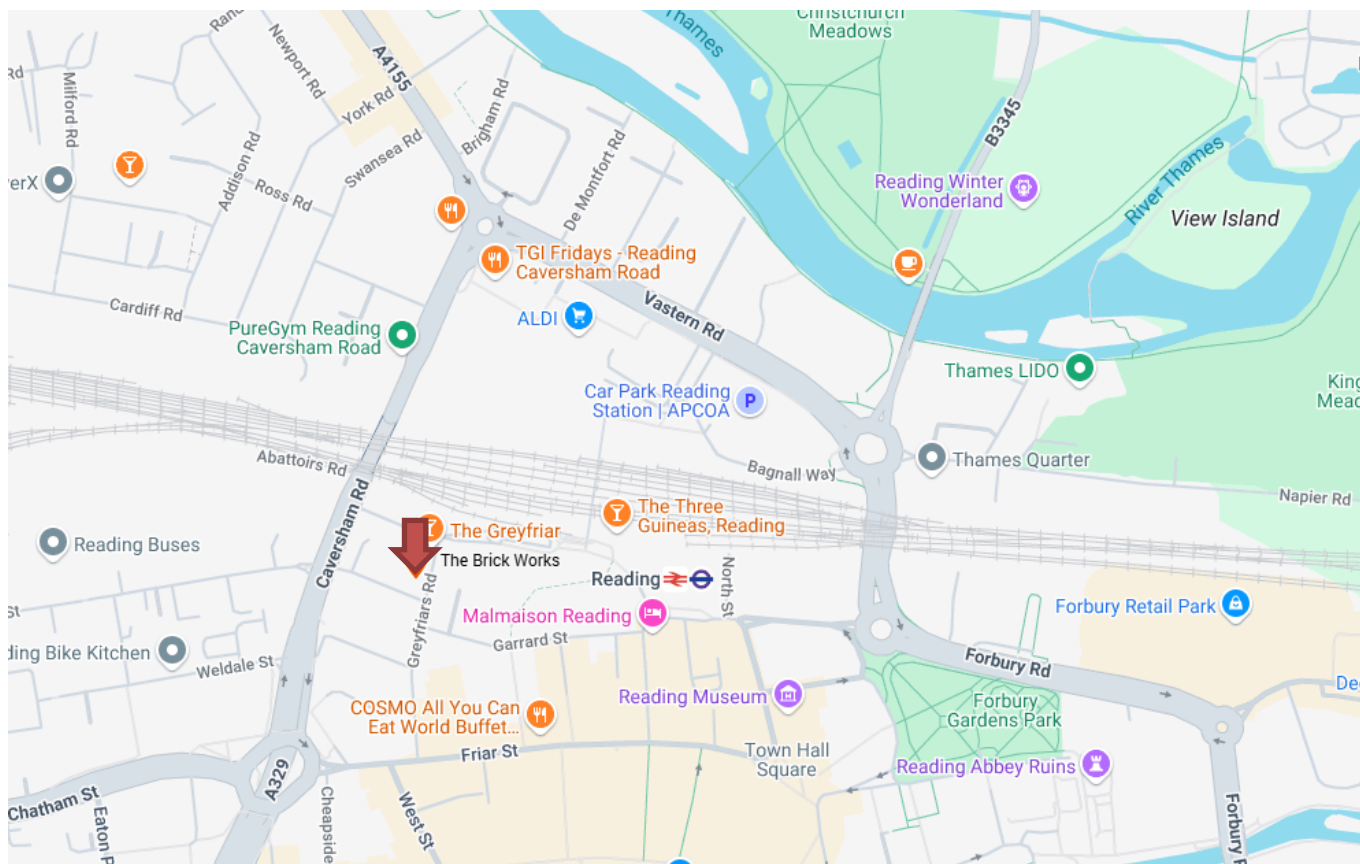
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Location Plan



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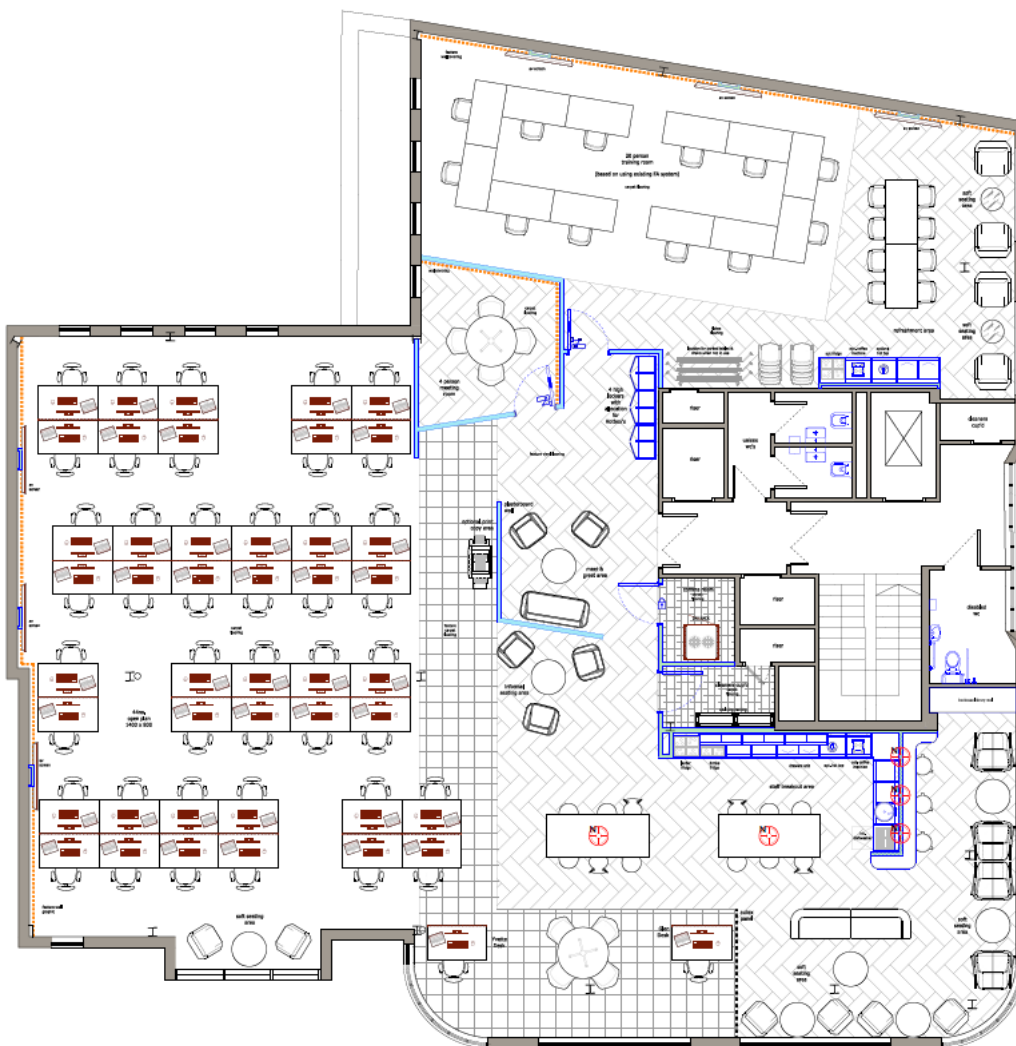
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Third Floor Plan



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