LANSLEY

Business Sales and Commercial Agents Since 1890

Office To Let

£12,929.92 per month

2,964 sq ft

Forbury Works, Blagrave Street, Reading, RG1 1PZ



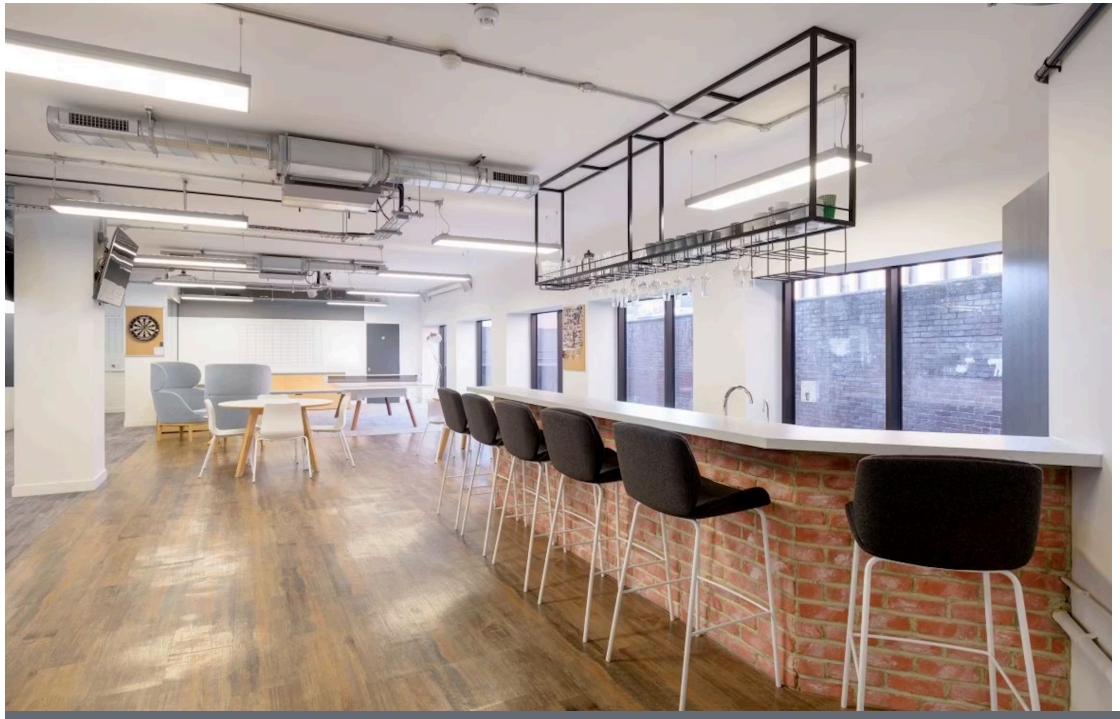


Premium office ideal for Tech firms | Creative agencies | Recruitment & consultancy | Hybrid teams | Regional HQ

- Approx. 2,964 sq.ft fully fitted ground floor office
- 30 open-plan workstations, private office, boardroom, & waiting area
- Modern kitchenette, breakout bar, table tennis & cinema screen
- Stylish manned reception & landscaped garden with outdoor seating
- Secure bike storage & access to showers
- EPC Rating: B33 | Immaculately presented throughout
- Available fully fitted – use as-is or customise as needed

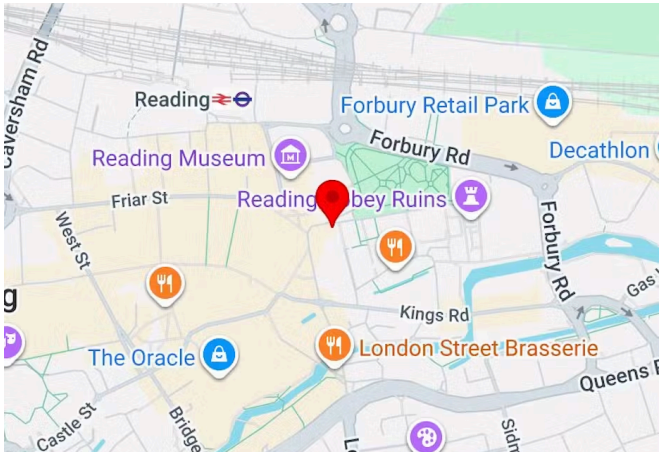
www.lansleycommercial.co.uk/contact-us





Description

An exceptional, plug-and-play office suite in the prestigious Forbury Works building—just steps from Reading Station and the town centre.



Summary

- Rent: £12,929.92 per month
- VAT: Applicable
- EPC: B (33)
- Lease: Sublease
- Terms: Sub-let to September 2027

Contact & Viewings



Jason Atkins
0118 959 0271
jason@ahlansley.co.uk



Wayne Biehn
0118 959 0271
wayne@ahlansley.co.uk

Viewings

Viewing strictly by appointment with A H Lansley Lansley Commercial – 0118 959 0271

Terms

Flexible Terms Available:

• Sub-let to September 2027

• Lease assignment or office share also considered

• Tenant (Stott and May) open to tailored agreements

Agency Applicant Fee

Lansley Commercial Applicant Fee: £450 + VAT, payable by the successful applicant on completion, for the successful introduction and progression of the letting transaction.

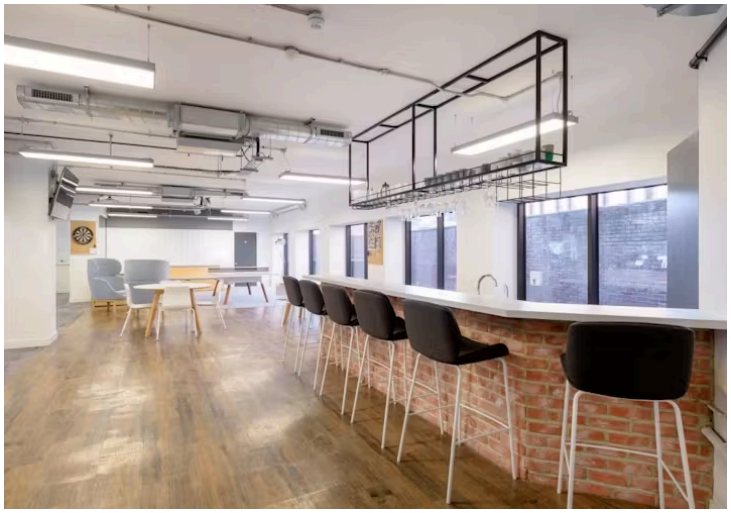
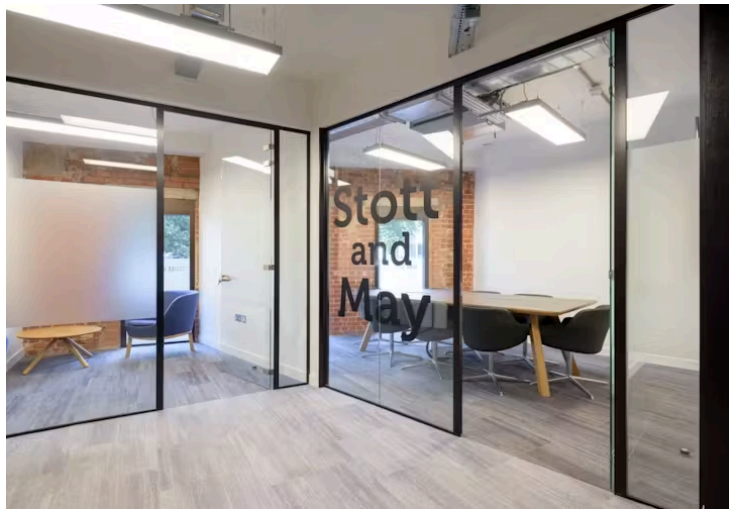
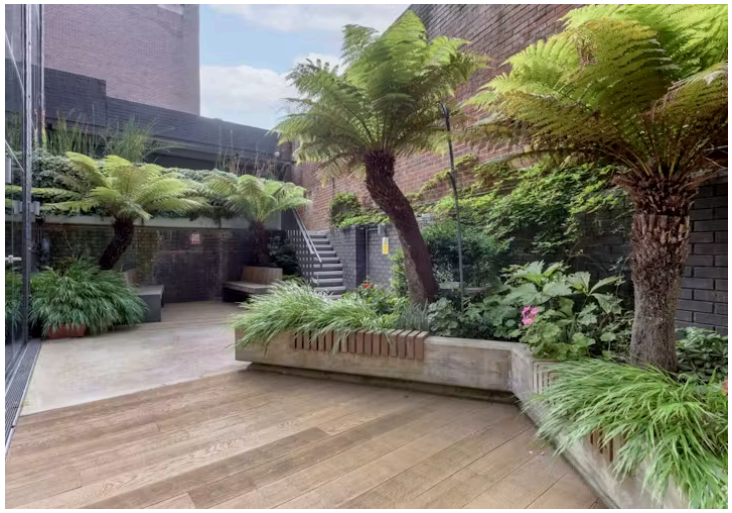
Availability

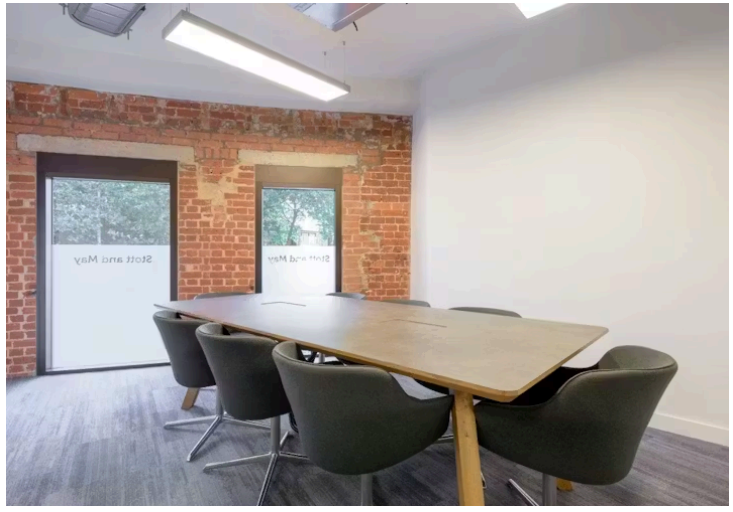
Available Immediately

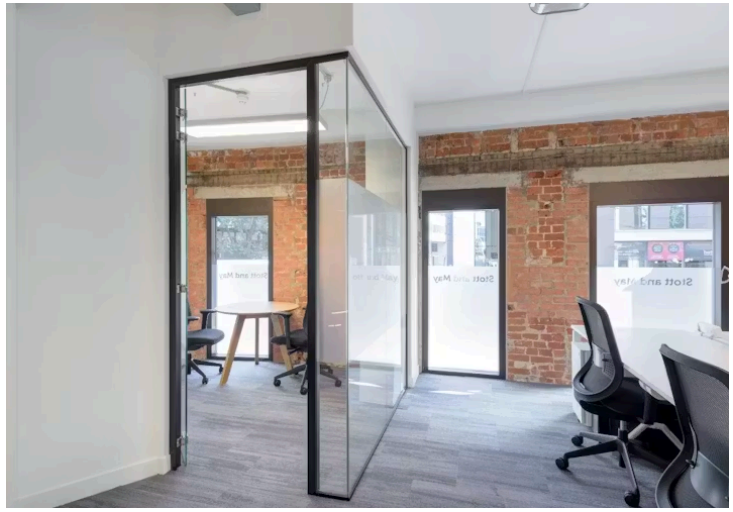
These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

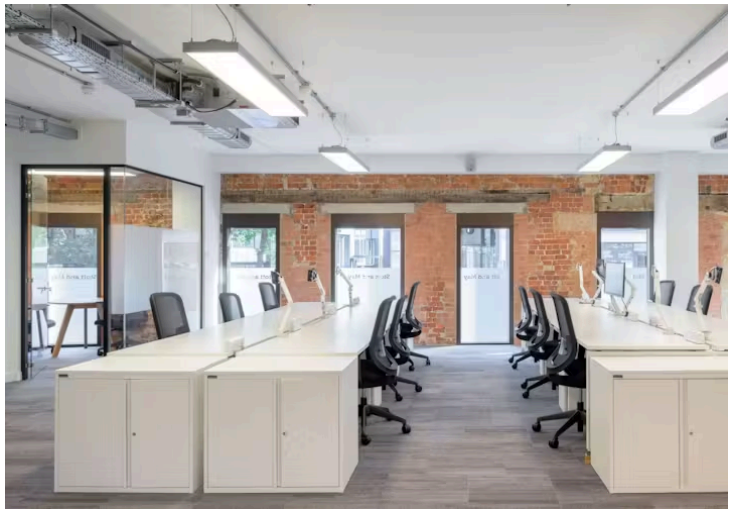
Unless otherwise stated, all figures quoted are exclusive of VAT.



Stott
and
May








Dry rising outlet