

Nº 33

BLAGRAVE STREET
READING · RG1 1PW

BRAND NEW FULLY FITTED AND FURNISHED SUITES
FROM 2,022 SQ FT AVAILABLE IN THE HEART OF
READING TOWN CENTRE

33BLAGRAVESTREET.CO.UK

Nº 33

CREATE A STRONG IMPRESSION

33 Blagrove Street is a prestigious five storey building with secure underground car parking, diagonally opposite Reading Town Hall. Behind its traditional façade, the building has been extensively refurbished and remodelled, creating an imposing new entrance and a dynamic, contemporary reception area. Providing both clients and staff with a modern, welcoming and professional environment, the building can accommodate a wide range of requirements from 2,022 sq ft.



SPECIFICATION



VRF air conditioning system



Suspended metal tile ceiling



Fully accessible raised flooring



LED lighting



Two passenger lifts



Male, female and disabled WCs on each floor



Shower facilities on each floor



Parking ratio of 1:1,260 sq ft.



Secure cycle racks



100% renewable electricity



EPC 'B'



Fully Fitted Suites



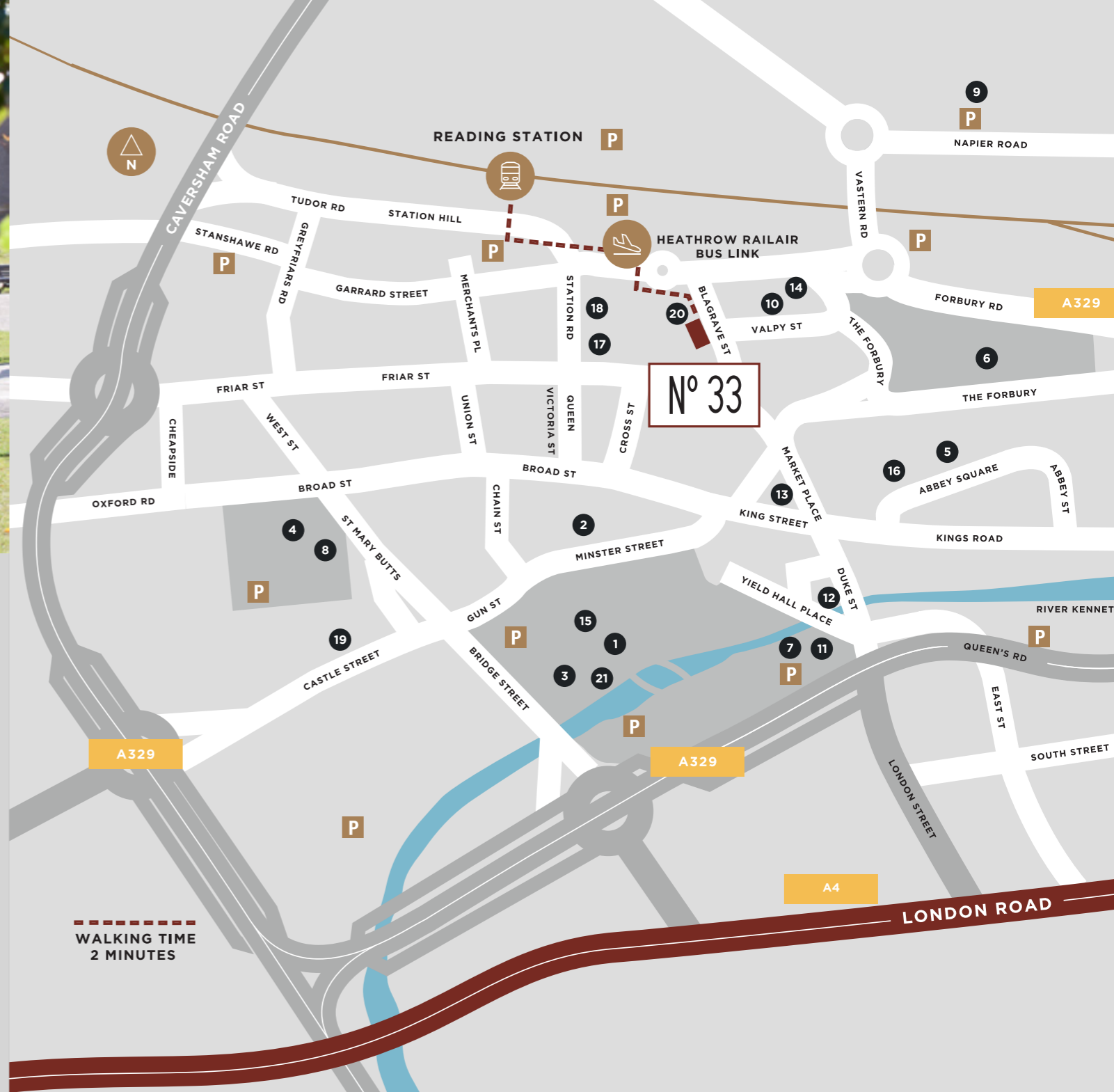


WELL CONNECTED FOR BUSINESS AND PLEASURE

Located in the heart of central Reading, 33 Blagrove Street is within a two minute walk of the recently redesigned Reading train station. Two hundred trains travel to London every day, with speedy direct links to Oxford, the South East and beyond.

Cycling is also a very popular method of travel, hence the secure cycle storage provided in the building. Junction 11 of the M4 motorway is approximately 10 minutes' drive, while Heathrow is just 28 miles away and Gatwick is equally accessible.

Reading's vibrant town centre is right on the doorstep, with fashionable restaurants, bars, cafés and shops all within a 30-second walk.



RAIL



ELIZABETH LINE
MAY 2022



ROAD

OXFORD 24 MINS	BRISTOL 74 MINS
PADDINGTON 30 MINS	GATWICK 76 MINS
HEATHROW 56 MINS	BIRMINGHAM 97 MINS

SLOUGH 21 MINS	HEATHROW 38 MINS
BOND STREET 53 MINS	LIVERPOOL STREET 61 MINS
PADDINGTON 50 MINS	FARRINGDON 58 MINS

M4 (J11)	4 MILES
BRACKNELL	10.9 MILES
MAIDENHEAD	12.8 MILES
BASINGSTOKE	18.1 MILES
SLOUGH	19.6 MILES
M25 (J15)	24 MILES
HEATHROW	26 MILES
LONDON	40 MILES

AMENITIES

RETAIL

- 1 The Oracle (Shopping Centre)
- 2 John Lewis
- 3 House of Fraser
- 4 Broad Street Mall (Shopping Centre)

LEISURE

- 5 Forbury Hotel
- 6 Forbury Gardens
- 7 Vue Cinema
- 8 The Gym
- 9 Thames Lido

BARS / RESTAURANTS / CAFÉS

- 10 Valpys
- 11 Cote Brasserie
- 12 London Street Brasserie
- 13 The Botanist
- 14 The Corn Stores
- 15 Buenasado
- 16 Carluccio's
- 17 Pitcher & Piano
- 18 Malmaison
- 19 Sweeney & Todd
- 20 The Blagrove Arms
- 21 Veeno

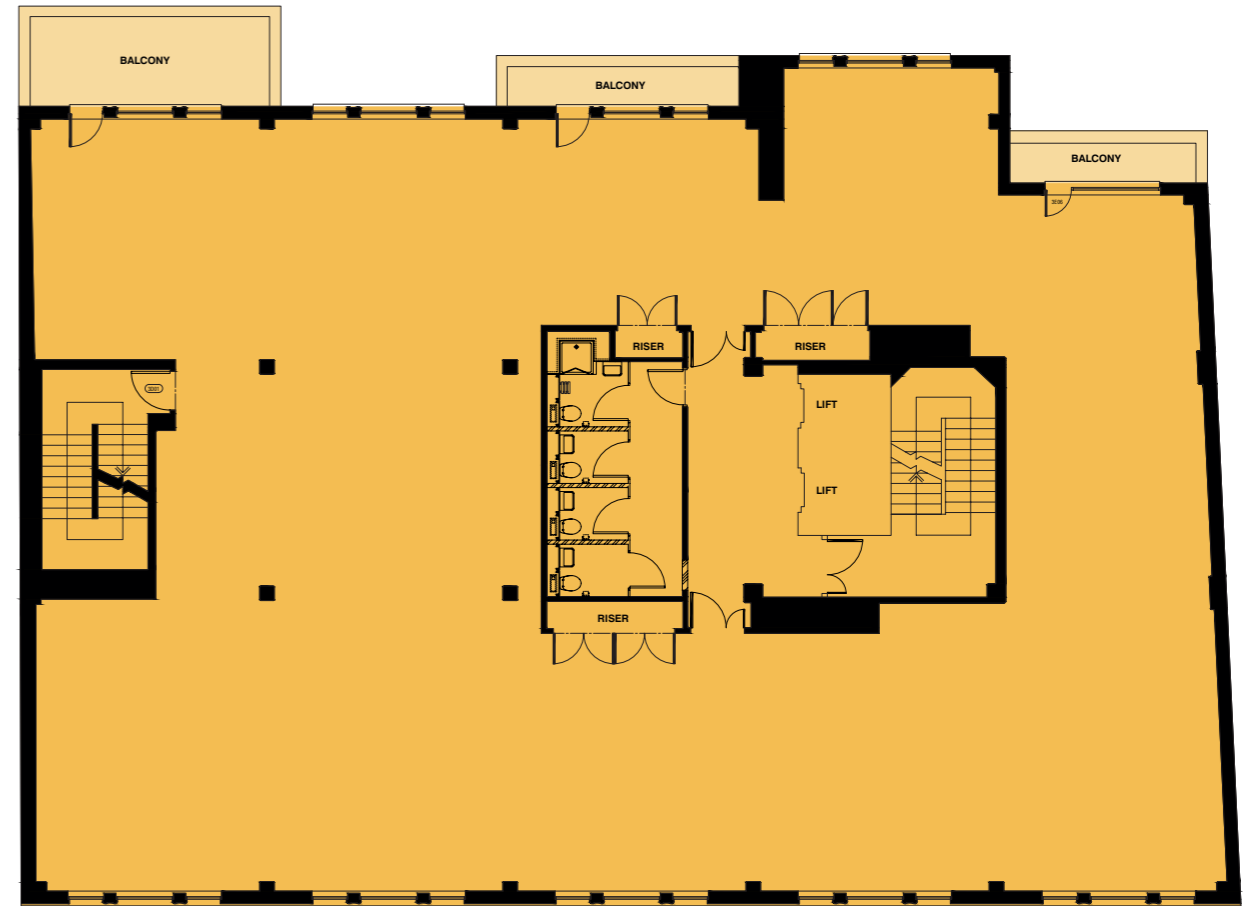
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— BRAND
NEW FITTED SUITES
AVAILABLE NOW
FROM 2,022 SQ FT

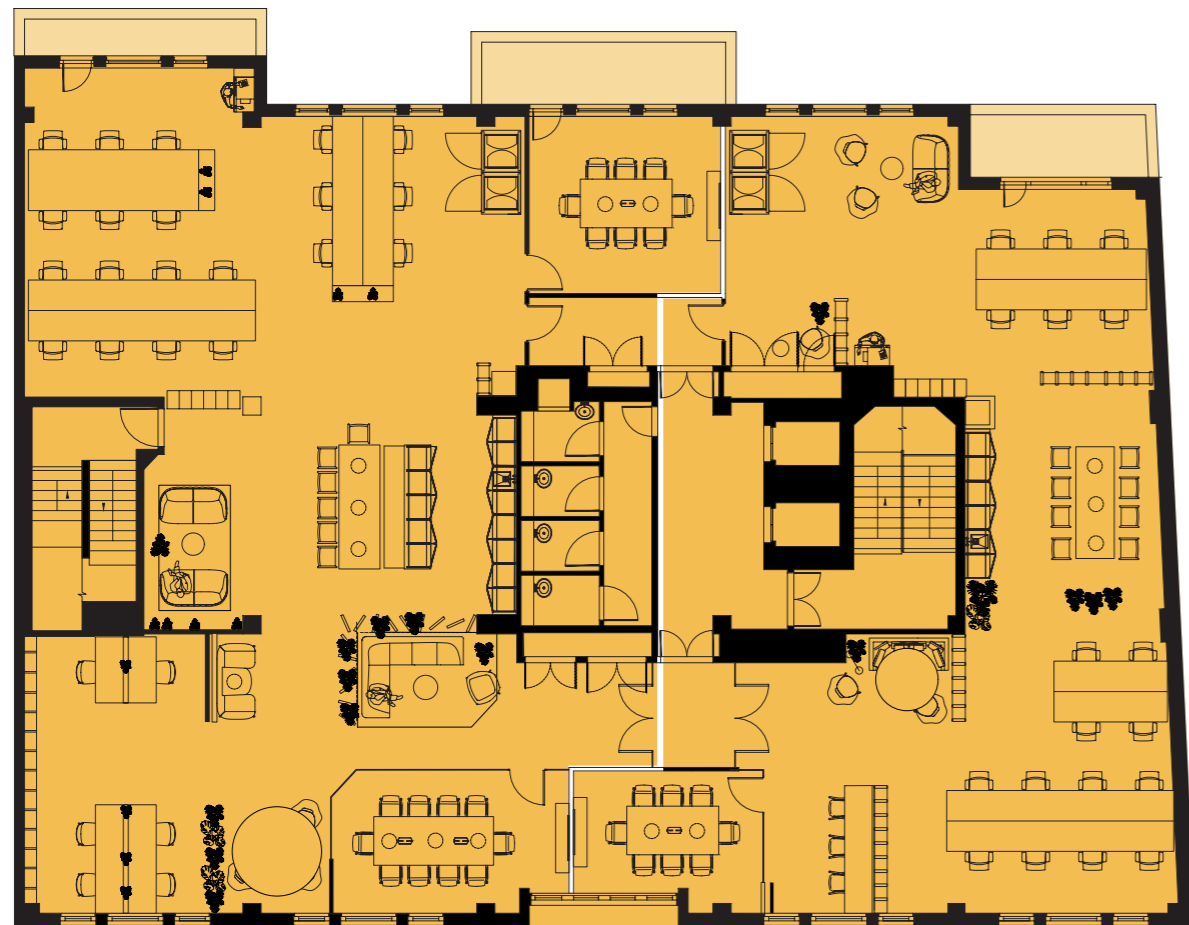


**SCHEDULE OF AREAS
(IPMS 3)**

Floor	Area sq.ft	Area sq.m
1st Floor (North)	2,022	188
1st Floor (South)	2,954	274
3rd Floor	4,529	421
4th Floor	4,352	404
Total	13,857	1,287



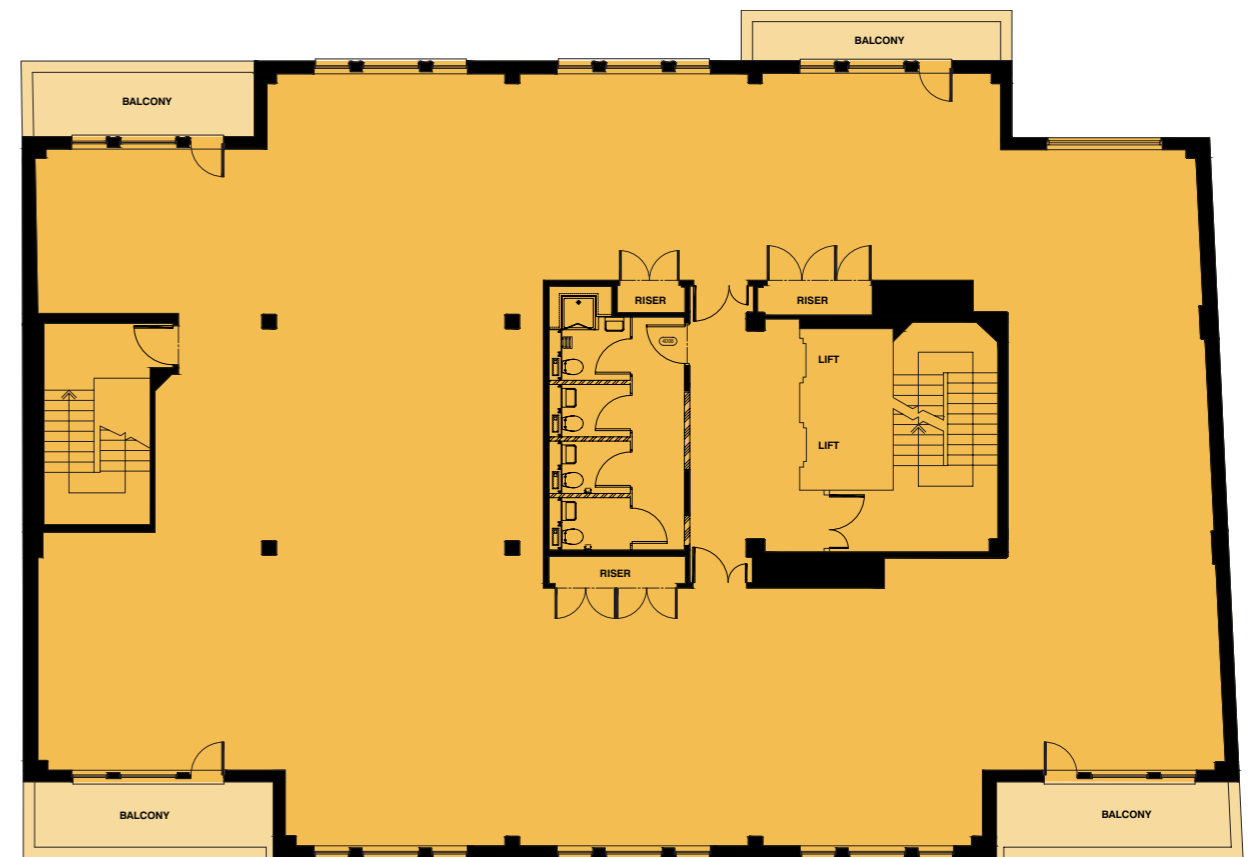
THIRD FLOOR



South Suite

North Suite

FIRST FLOOR



FOURTH FLOOR



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