

AQUIS HOUSE

Aquis House, 49-51 Blagrove Street, Reading RG1 1PL

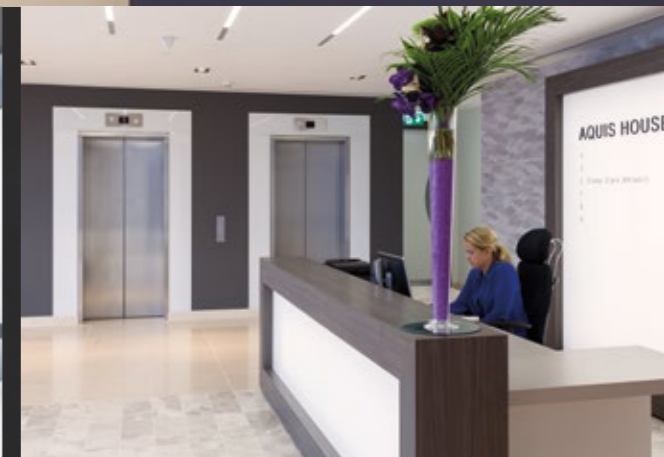


Reading's Platform for Business / Prime Offices To Let from 2,750 sq ft to 27,800 sq ft



Description

Aquis House has undergone a comprehensive refurbishment to include a new reception and entrance. The prominent 50,000 sq ft building opposite the new railway station offers the highest quality finishes and specification to meet the demands of the modern occupier. The building provides additional basement storage, new high-quality shower facilities with lockers and secure cycle storage.

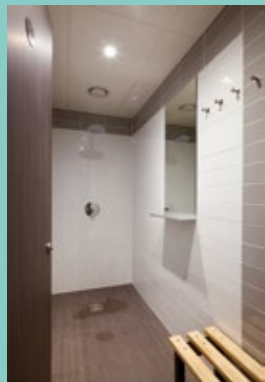
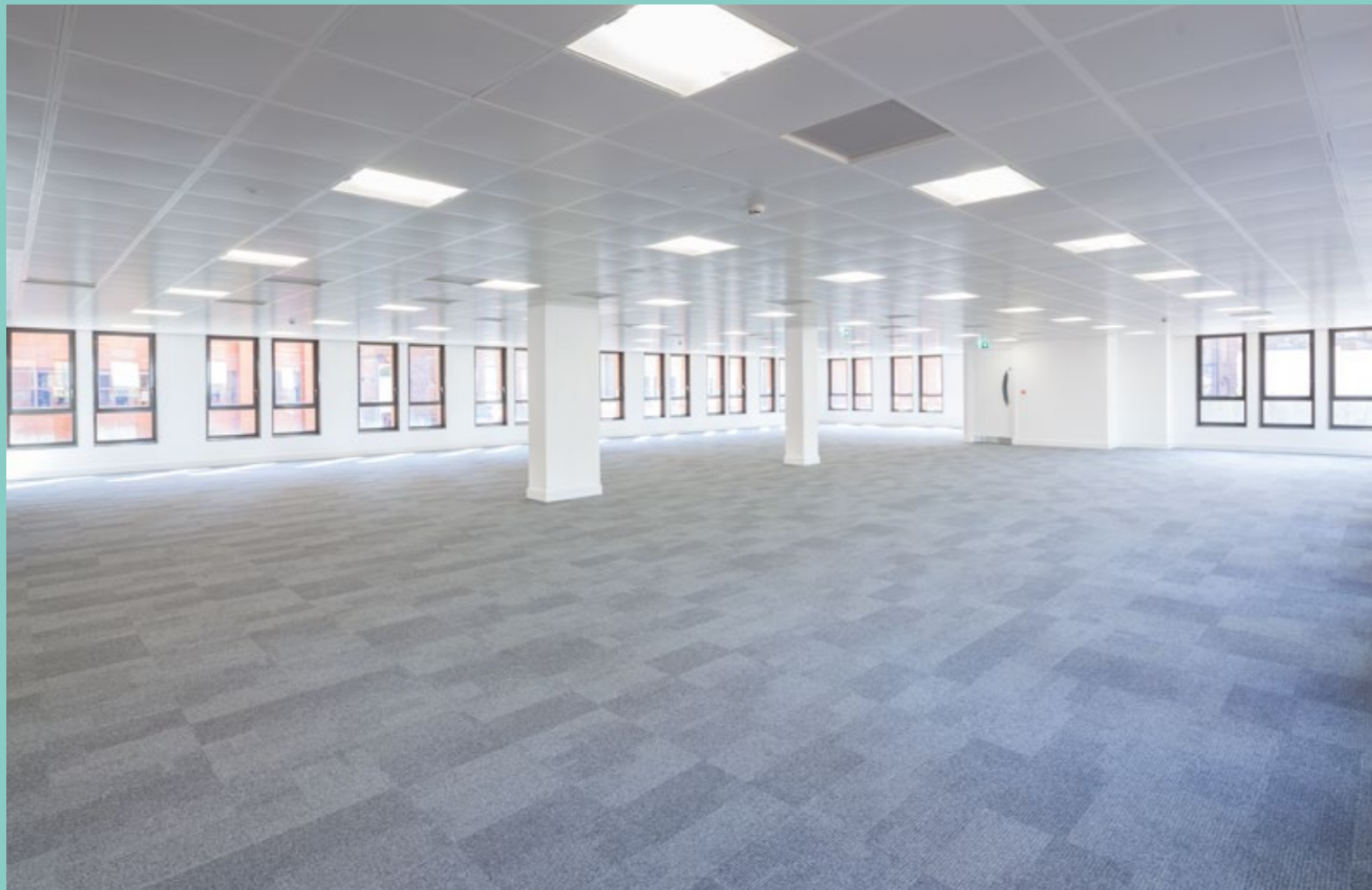


Specification

Aquis House has been comprehensively refurbished and offers prime town centre office accommodation.

The accommodation highlights are as follows:

- New reception and remodelled entrance
- Newly refurbished air conditioning system
- Two newly refurbished 13-person passenger lifts
- New LG7 compliant lighting
- New metal suspended ceiling grid and tiles
- Fully accessible raised floors
- Newly refurbished WCs and disabled facilities
- Six new unisex showers
- Basement storage accommodation
- Secure on-site car parking at a ratio of 1:803 sq ft
- The building has an EPC rating of C (70)



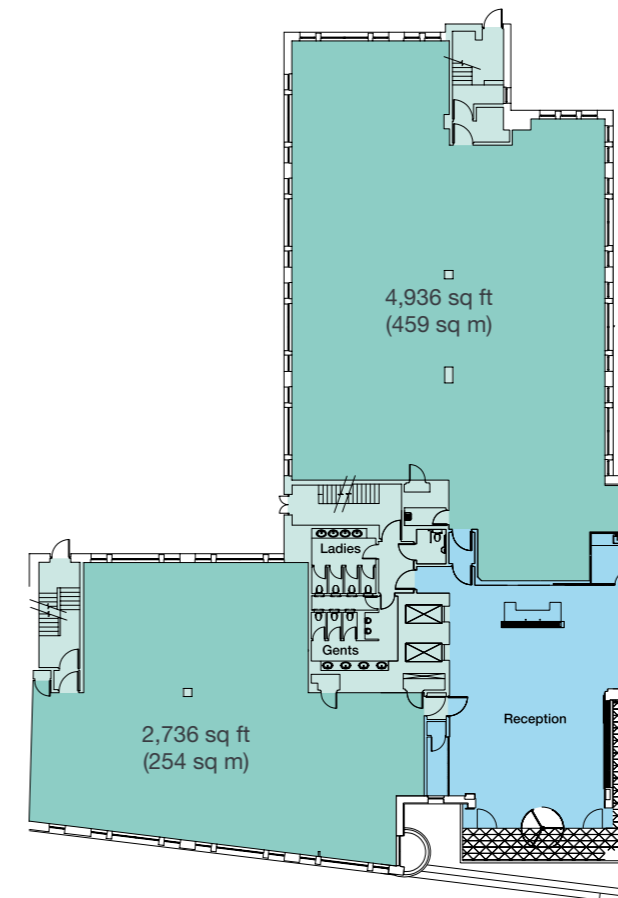
Accommodation

Floor	sq m	sq ft
Fourth	Let To Hammerson	
Third	897.6	9,662
Second	Let To Crowe Clark Whitehill	
First	851.7	9,168
Ground	712.7	7,672
Basement	120.2	1,294
Total	2,582.2	27,796



Ground Floor Plan

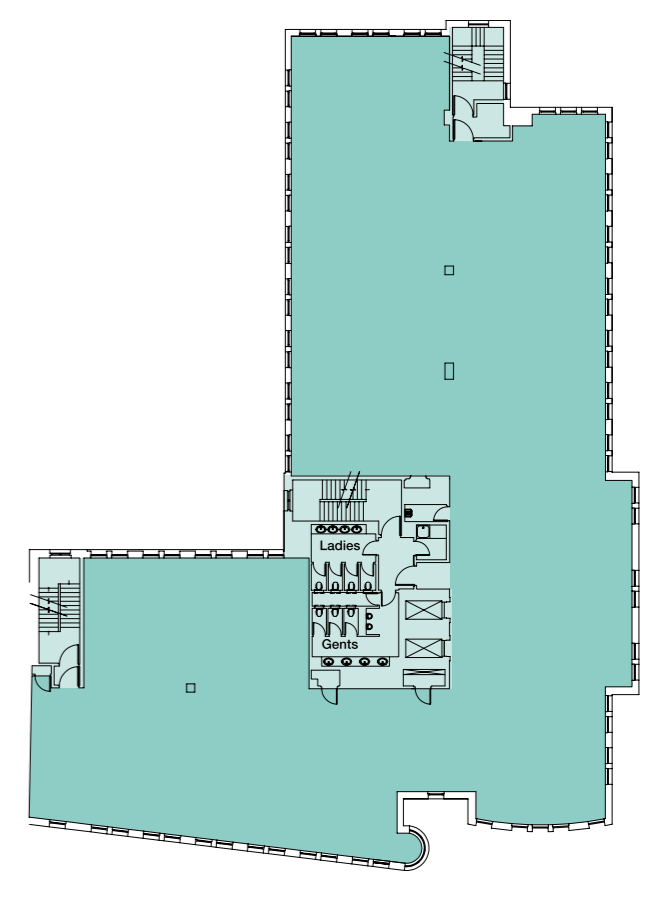
7,672 sq ft / 712.7 sq m



Forbury Road

Third Floor Plan

9,662 sq ft / 897.6 sq m



Forbury Road

Floor plans not to scale and for indicative purpose only.

Location

Aquis House is located directly opposite Reading's mainline railway station, which provides an excellent service to London and the rest of the UK.

The property is also conveniently situated within a short walk of the main retail and leisure facilities. The Oracle Shopping Centre is anchored by House of Fraser and Debenhams, provides Reading's affluent population and skilled labour force with the following:-

- 700,000 sq ft of prime retailing and leisure facilities
- 90 retail outlets
- 32 restaurants and bars
- 10-screen Vue cinema
- 2,300 car spaces

Crossrail

When the line fully opens in 2019, Crossrail will run to Reading, serving a total of 40 stations along the entire route. There will initially be two trains an hour from Reading and passengers will be able to travel into, and beyond, Central London without the need to change at Paddington. This will significantly improve access and journey times into the West End, the City and Canary Wharf.

For the maximum benefit, by combining the First Great Western service to Paddington with the Crossrail service, the following journey times will be achievable;

- Reading to Paddington – 26 mins
- Reading to West End (Bond Street) – 32 mins
- Reading to City (Liverpool Street) – 39 mins
- Reading to Canary Wharf – 46 mins

There will be 24 Crossrail trains an hour from Paddington through Central London.

WRAtH

(Western Rail Access to Heathrow)

The Department for Transport has announced plans to invest £500m to build a new rail link from Reading to Heathrow Airport. The proposed rail link has been adopted by Network Rail and could open by 2018. Passengers using the new rail link will no longer have to travel to London Paddington to reach the airport. In the meantime RailAir offers regular coach services from Reading to Heathrow (Journey time approx 50 mins).

What WRAtH delivers for Reading:

- 28 minute journey time
- Four trains per hour, direct

Connectivity

Road

Excellent links to the national motorway network.

By Road

M4	4 miles
M25	25 miles
London	42 miles

Rail

Reading railway station is directly opposite to Aquis House.

By Rail

London Paddington	26 mins
Bristol	1hr 15 mins
Birmingham	1hr 35 mins

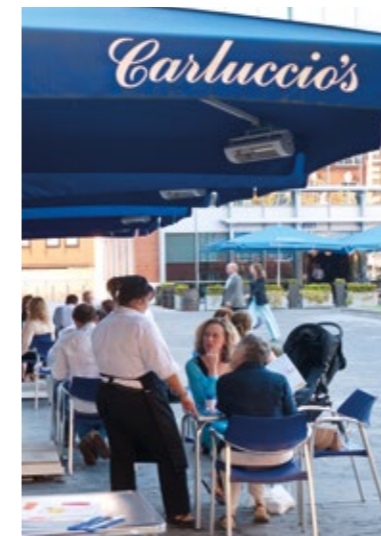
Air

Airports accessible via the motorway network.

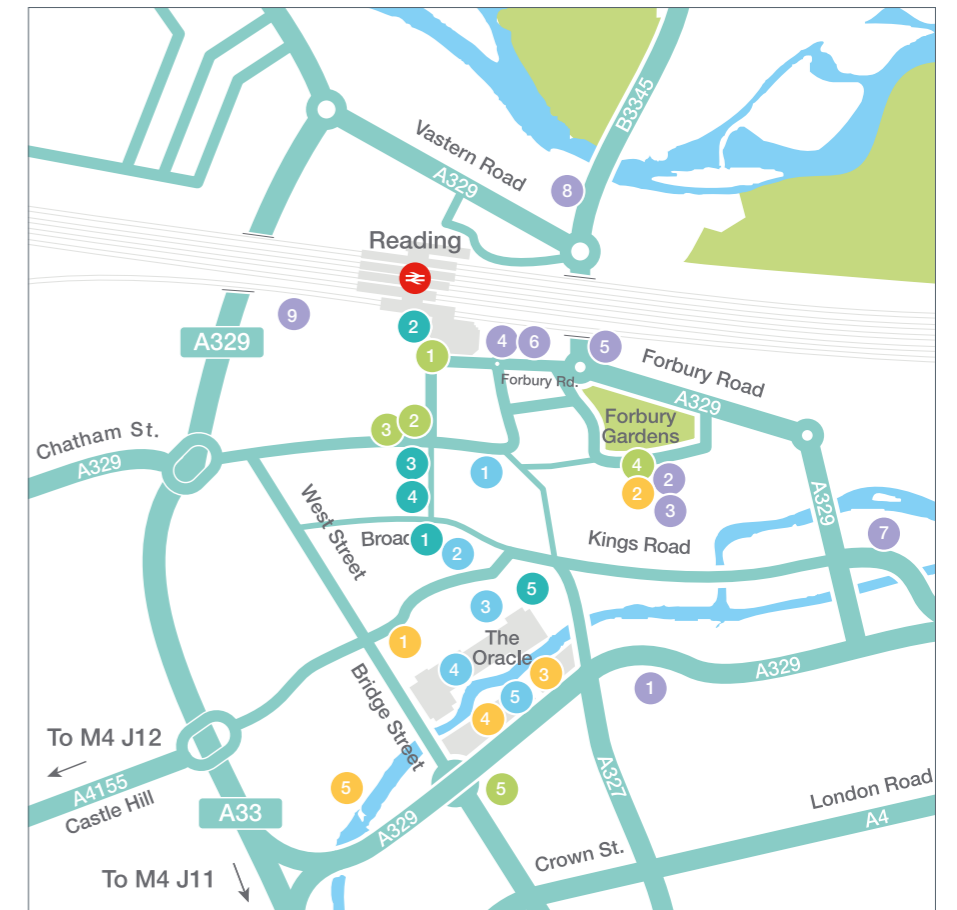
By Air

Heathrow	25 miles
Southampton	47 miles
Gatwick	55 miles

Source: AA Route Planner and National Rail Enquiries

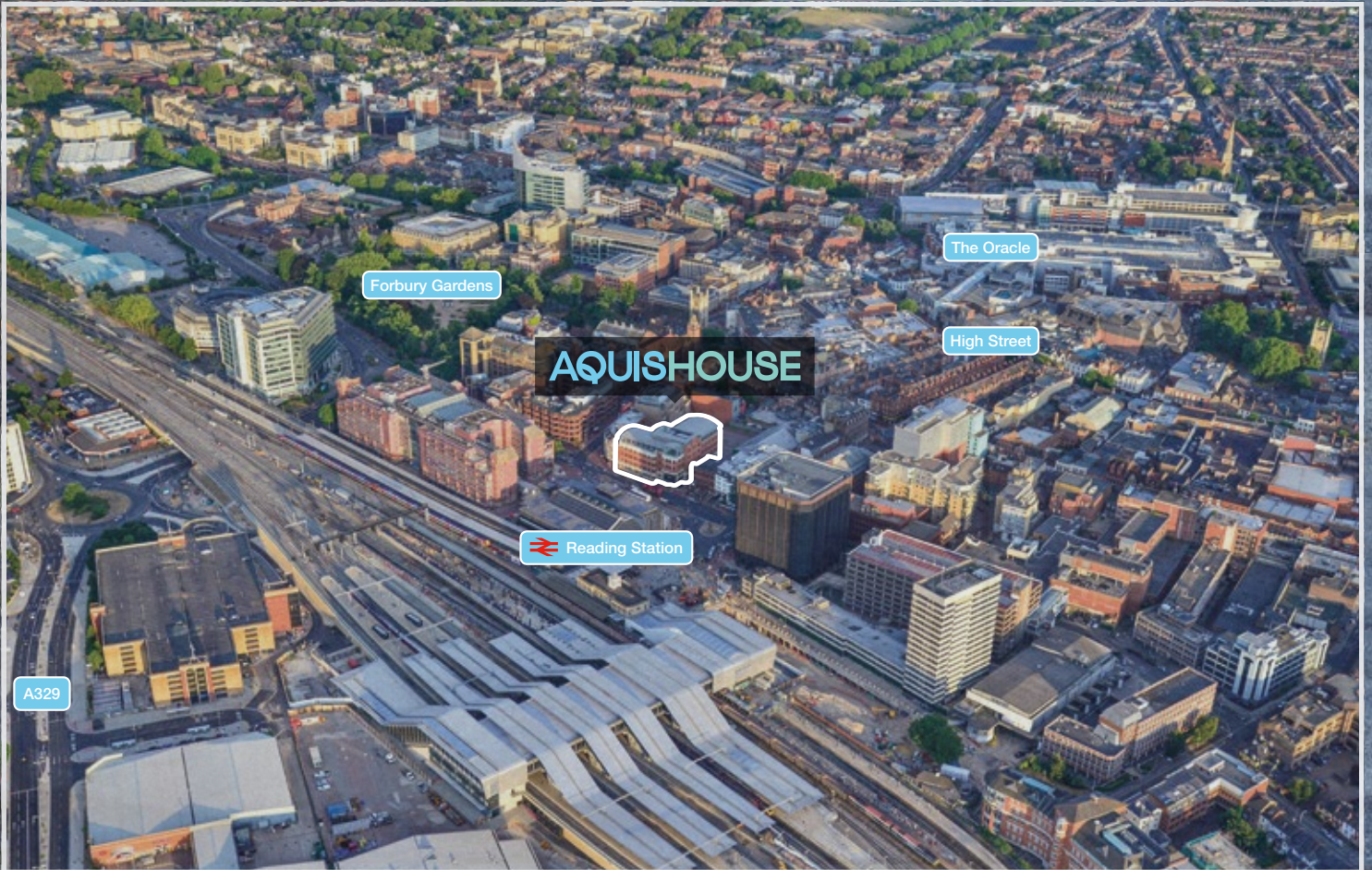


Retail & Leisure	
1	Marks & Spencer
2	John Lewis
3	The Oracle
4	House of Fraser
5	Vue Cinema
Restaurants & Bars	
1	Zero Degrees
2	Carluccio's
3	Cote Brasserie
4	Jamies Italian
5	Loch Fyne
Hotels	
1	Malmaison
2	Ibis
3	Novotel
4	The Forbury
5	Premier Inn
Coffee Shops	
1	Bill's
2	Costa
3	Starbucks
4	Nero
5	Workhouse Coffee
Occupiers	
1	Capita
2	Barclays
3	Deloitte
4	Ernst & Young
5	Hibu
6	PricewaterhouseCoopers
7	Osbourne Clarke
8	Prudential Assurance
9	Thames Water



Reading

Reading is considered the capital of the Thames Valley and the commercial and administrative centre of the region. One of Reading's major attractions is its strategic location in the heart of the UK's transport network and its proximity to Heathrow (25 miles) and London (Paddington 26 mins). Reading is classed as one of the most vibrant urban centres in the UK and the focal point for economic growth along the M4 motorway.



Further Information

Terms

Upon application.

Contact

For further information or to arrange a viewing please contact the following:

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