



## **Forbury Works**

37-43 Blagrove Street, Reading, RG1 1PZ

**Forbury Works is a unique, high spec office building opposite Reading station. This fully fitted & furnished workspace is ready to occupy.**

**2,964 sq ft**  
(275.36 sq m)

- Opposite Reading station
- Fully fitted and furnished office
- Courtyard garden
- Exposed services and brickwork
- VRF air conditioning
- LED lighting
- Concierge reception
- Showers and bike storage

# Forbury Works, 37-43 Blagrove Street, Reading, RG1 1PZ

## Summary

Available Size	2,964 sq ft
Rates Payable	£12.80 per sq ft
Rateable Value	£69,500
Service Charge	TBA
Car Parking	No parking on-site, but parking available nearby
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (33)

## Description

Forbury Works is a unique and striking property, situated adjacent to Reading Station. Built in the early 20th Century, this former newspaper and printing works was refurbished with modern businesses in mind, whilst maintaining its existing structure and original period features.

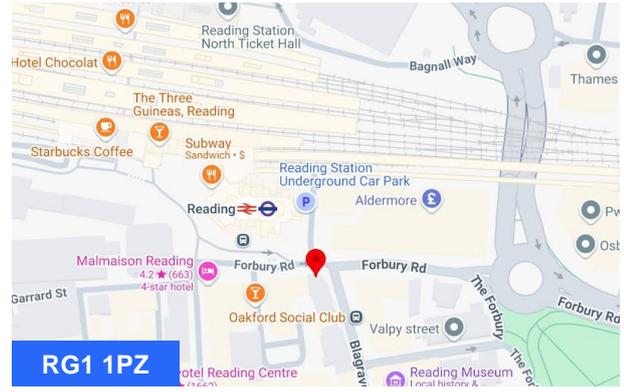
## Location

Forbury Works is located 30 seconds from Reading station, with trains into London Paddington in 23 minutes. The building is surrounded by a variety of restaurants, coffee shops and shops which enhance a thriving work environment.

## Accommodation

The accommodation comprises the following area:

Name	sq ft	sq m	Availability
Upper Ground	2,964	275.36	Available
<b>Total</b>	<b>2,964</b>	<b>275.36</b>	



## Viewing & Further Information



### Tom Fletcher

07752 127 413 | 07752 127 413  
tom@hatch-re.com



### Charlie Benn

07563 383 443 | 07563 383 443  
charlie@hatch-re.com