

TW12VE

FORBURY ROAD, READING



TW12VE

FORBURY ROAD

TW12VE has undergone a striking and innovative transformation.

Set over five floors, the building offers adaptable open plan offices, from 2,895 - 5,790 sq ft, blending contemporary workspace with an exceptional specification that is an inspiring and enjoyable place to work for any modern and dynamic business.

Situated less than 150m from Reading Station and located at the gateway to Reading town centre, TW12VE offers exceptional transport connections as well as benefitting from an unrivalled array of town centre amenities.

**"THE SUPREME ACCOMPLISHMENT
IS TO BLUR THE LINES BETWEEN
WORK AND PLAY."**

ARNOLD J TOYNBEE

TW12VE
WAYS TO
MAKE
WORK LIFE
EASIER

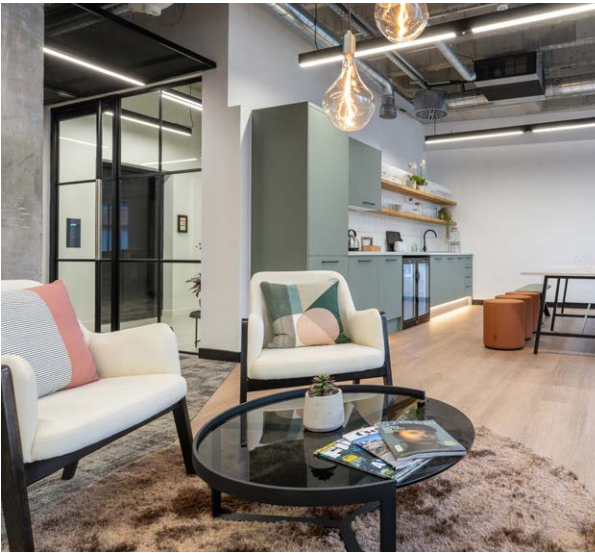
15 SECURE
BICYCLE
RACKS



EXCELLENT
DIGITAL
INFRASTRUCTURE

ENERGY
EFFICIENT
OFFICE SPACE
BREEAM
'VERY GOOD'
AND EPC 'B'

SHOWER
CHANGING
FACILITIES



 **FITTED**
SPACE
AVAILABLE

COMMUNAL
ROOF TERRACE



SECURE
ONSITE PARKING
SPACES




6 PERSON
PASSENGER
LIFT

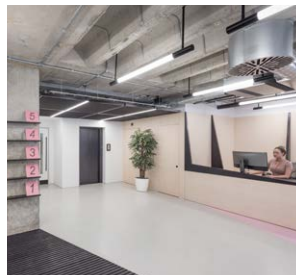
VRF HEATING AND
COOLING WITH
EXPOSED DUCTING




EXPOSED
CONCRETE
COFFER WITH
LED LIGHTING

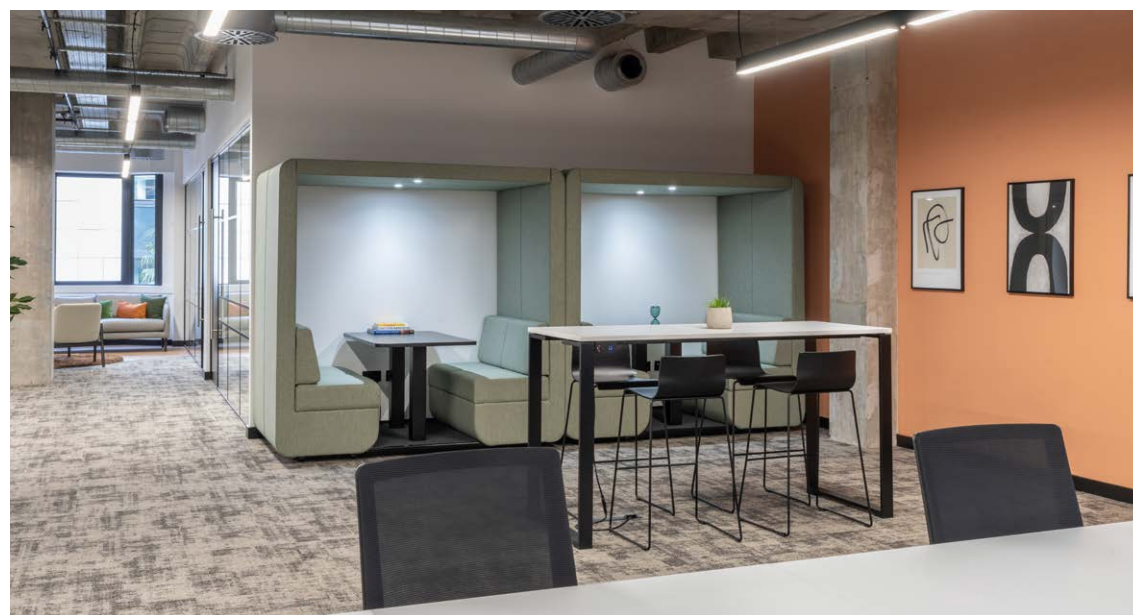


CONCIERGE
SERVICE AND
RECEPTION



ELECTRIC
 **CAR**
CHARGING POINT





TW12VE

AVAILABILITY



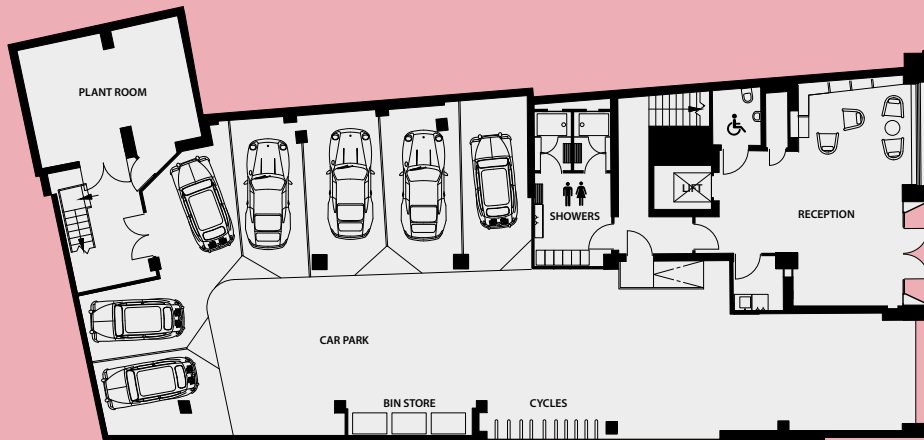
FITTED FIRST FLOOR

Fifth	Racehorse Owners Association	
Fourth	2,895 sq ft	269 sq m
Third	PJA Associates	
Second	Europa Search	
First	2,895 sq ft	269 sq m
Ground	Reception	
Total	5,790 sq ft	538 sq m

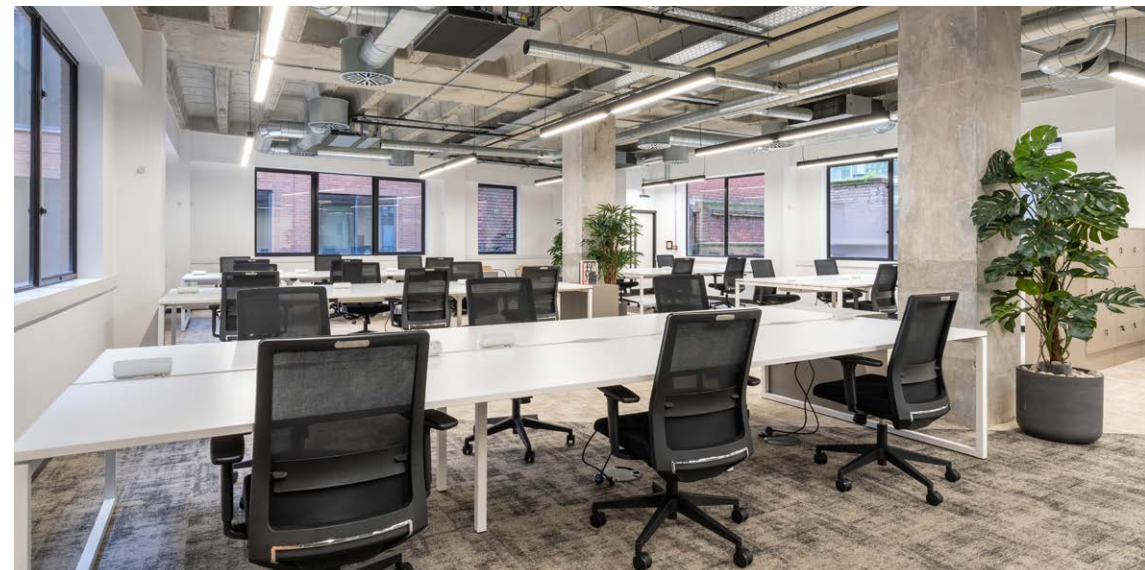
Measured on a NIA basis

CAR PARKING & CYCLE STORAGE

TW12VE offers secure on site parking with electric car charging facilities and secure storage for 15 bicycles.



GROUND



TW12VE THINGS YOU DIDN'T KNOW ABOUT READING

- 01 Reading Prison, where Oscar Wilde was once held, features artwork from internationally acclaimed artist Banksy.
- 02 Reading is twinned with Speightstown, Barbados.
- 03 King Henry I is buried at Reading Abbey.
- 04 Reading is the largest town without city status in the UK, hopefully not for long!
- 05 Brunel's Great Western Railway arrived in Reading in 1841.
- 06 Paddington Bear author Thomas Michael Bond was raised and educated in Reading, where his love of trains started.



Reading Festival

Reading is home to the Reading Festival – attended by 90,000 people every year.

07



Reading Railway Station

The renovated Thames Lido first opened to the public in 1902 and is believed to be the oldest surviving outdoor municipal pool of the early Edwardian era.

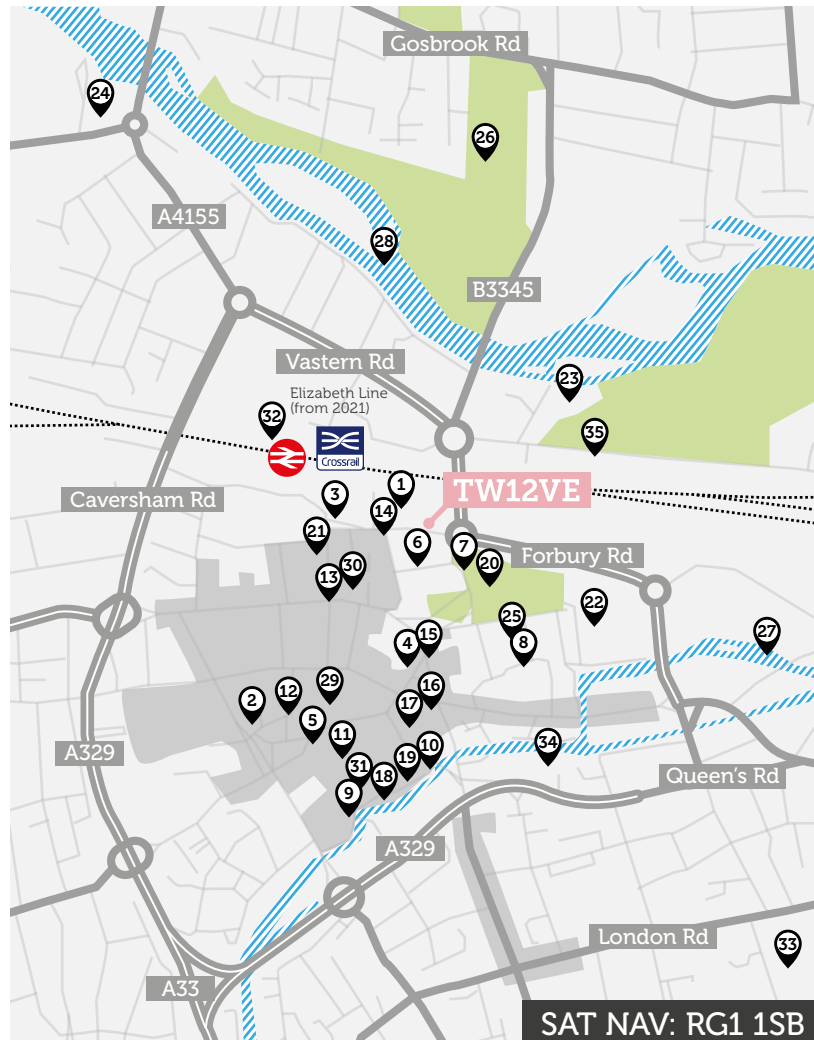
08



Thames Lido

Reading has the 4th highest start-up rate in the UK, according to Centre for Cities.

09



CAFÉS

- 1 Café Nero
 - 2 CUP
 - 3 Starbucks
 - 4 Picnic
 - 5 Tamp Culture
- ## BARS/RESTAURANTS
- 6 The Cellar
 - 7 Vïno Vita
 - 8 Carluccio's
 - 9 Osaka
 - 10 The Real Greek
 - 11 Buenasado
 - 12 Bill's
 - 13 Pitcher & Piano
 - 14 Oakford Social Club
 - 15 Blue Collar & CHOW (food markets)
 - 16 The Botanist
 - 17 Pho
 - 18 Comptoir Libanais
 - 19 Franco Manca

LEISURE

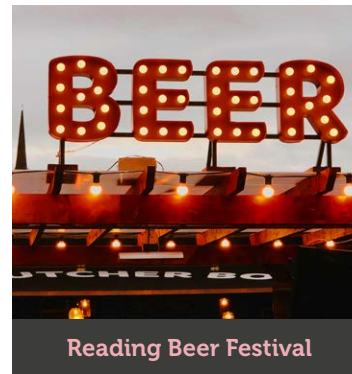
- 20 Forbury Gardens
- 21 Malmaison
- 22 Reading Abbey
- 23 Thames Lido
- 24 Reading Festival
- 25 Forbury Hotel
- 26 Reading Beer Festival
- 27 River Kennet
- 28 River Thames

RETAIL

- 29 John Lewis
- 30 Harris Arcade
- 31 The Oracle

SERVICES

- 32 Reading Railway Station
- 33 Royal Berkshire Hospital
- 34 Queen's Road NCP
- 35 Kings Meadow NCP



Reading Beer Festival

The Reading Half Marathon is held in March every year, with as many as 17,000 entrants, from fun runners to elite athletes taking part.

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Tamp Culture

Reading's Biscuit Factory, one of 'The Three B's' started as a small bakery in 1822 and by 1914, it employed more than 6,000 people.

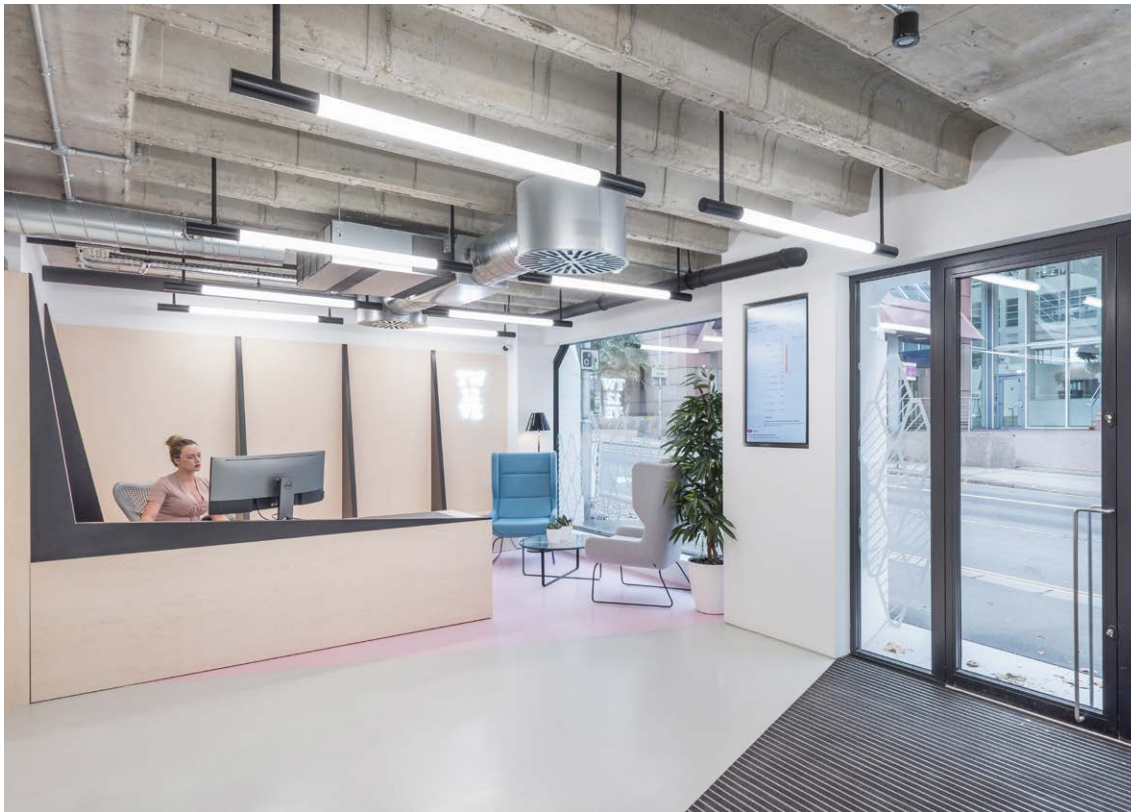
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Oakford Social Club

Reading Beer and Cider Festival is one of the largest beer festivals in the country, with unique craft beverages rarely seen at other events.

12



ADDITIONAL INFORMATION

TERMS

New leases are available direct from the landlord, on terms to be agreed.

RENT & SERVICE CHARGE

Upon application.

VIEWING

Viewing strictly by prior appointment with the sole agents:

CONTACT

Charlie Benn
Charlie@hatch-re.com

Tom Fletcher
Tom@hatch-re.com

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TW12VE.CO.UK

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. March 2025. All images are for indicative purposes and details may vary.

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