



# THE DAVIDSON BUILDING

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FORBURY SQUARE, READING, RG1 3EU

**TO LET**

**4,117 – 26,600 SQ FT**

Prime central office space overlooking  
elegant town centre gardens



## STYLISHLY CENTRAL FLEXIBLE OFFICE SPACE WITH PLUG & PLAY OPTIONS

The 7-storey Davidson Building, provides 121,002 sq ft of office, restaurant and retail space overlooking Forbury Square, a stylish oasis of calm in the Abbey District of bustling Reading town centre.

The building's central location offers easy access to excellent retail and leisure amenities, and Reading's well-connected main line station, providing rapid access, via The Elizabeth Line, to central London and beyond.



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## ELEGANTLY WELCOMING WITH NEW ENTRANCE CANOPY, RECEPTION AREA AND CHANGING ROOMS

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The Davidson Building provides prime office space and enviable amenities, including secure basement parking, showers, lockers, cycle storage, retail unit and restaurant.

The illuminated entrance canopy and refurbished reception provide stylish and welcoming access to the office spaces and central core, which includes four passenger lifts.





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## NATURALLY ILLUMINATED WITH VIEWS ACROSS THE ELEGANT FORBURY SQUARE AND GARDENS

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The building is arranged over lower ground, ground and five upper floors. The expansive windows on the north and south elevations, and the full-height atrium, allow a large amount of natural light to illuminate the workspaces and each upper floor offers stunning views across Forbury Square and Forbury Gardens beyond.









**ENVIABLE SPECIFICATION**  
**GREAT FOR BUSINESS**  
**INSPIRING FOR STAFF**  
**KIND TO THE ENVIRONMENT**



**PLUG & PLAY  
OPPORTUNITIES**



**GREAT  
NATURAL LIGHT**



**SECURE BASEMENT  
PARKING (1:1,071 SQ FT)**



**CYCLE  
FACILITIES**



**FULLY ACCESSIBLE  
RAISED FLOORS**



**WIREDSCORE  
GOLD**



**LED  
LIGHTING**



**4 PASSENGER  
LIFTS**



**AIR  
CONDITIONING**



**SHOWER &  
CHANGING FACILITIES**



# AVAILABILITY

## FLEXIBLE FLOOR SPACE WITH FULLY-FITTED AND FURNISHED OPTIONS

5th floor west	LET to YELL/HIBU
5th floor east – Cat A	4,117 sq ft
4th floor – shell and floor	22,366 sq ft
3rd floor	LET to REGUS
2nd floor	LET to REGUS
1st floor west	LET to RSM
1st floor east	LET to COOPER PARRY
Ground floor east	LET TO LLOYDS BANK
Ground floor west	LET TO REGUS





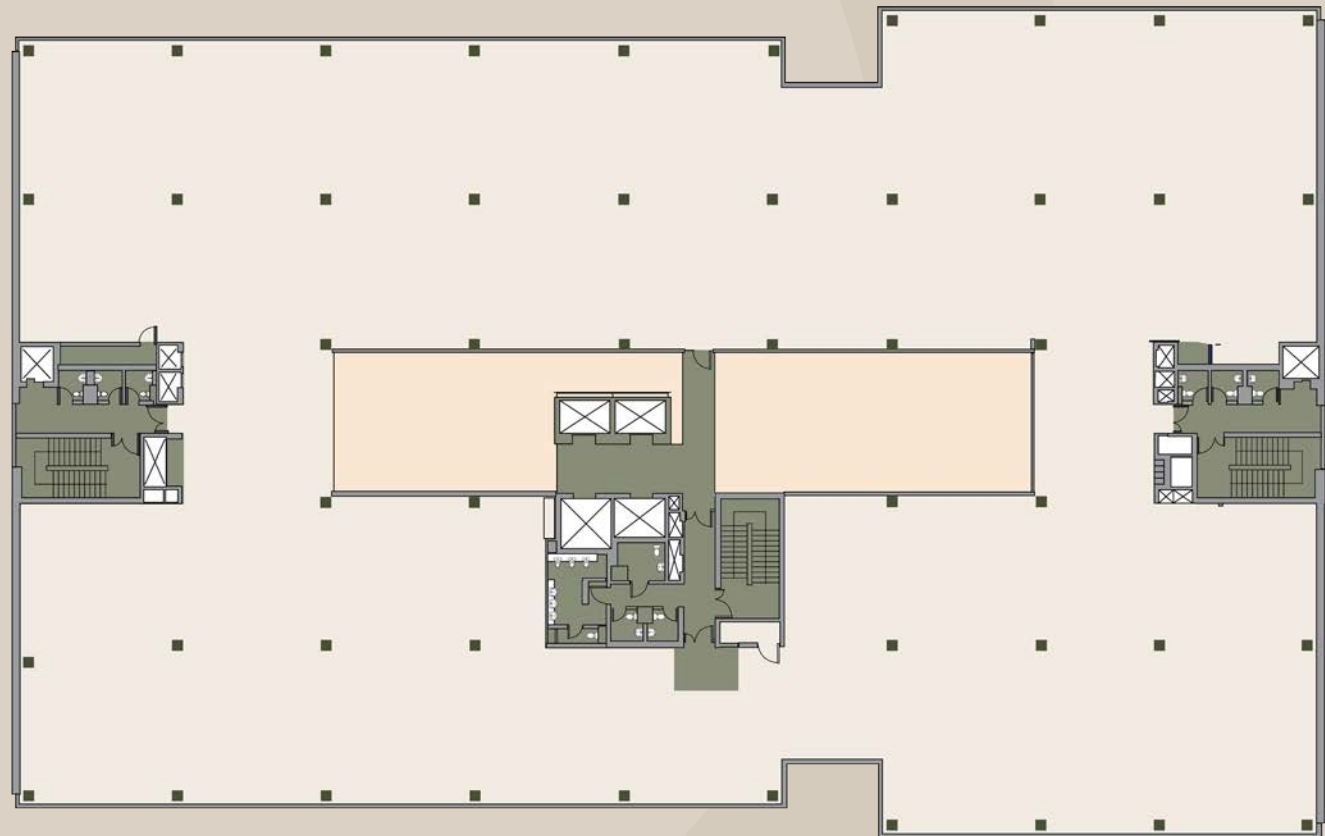
## FOURTH FLOOR

TOTAL AREA:

22,366 SQ FT (2,078 SQ M)

The 4th floor is available as 'shell and floor' specification with landlord contribution to Cat A works.

Alternatively, the landlord will fit the floor out to the tenant's preferred specification, ie. exposed services, raft ceilings.





## FOURTH FLOOR



CGI showing exposed services



## FOURTH FLOOR



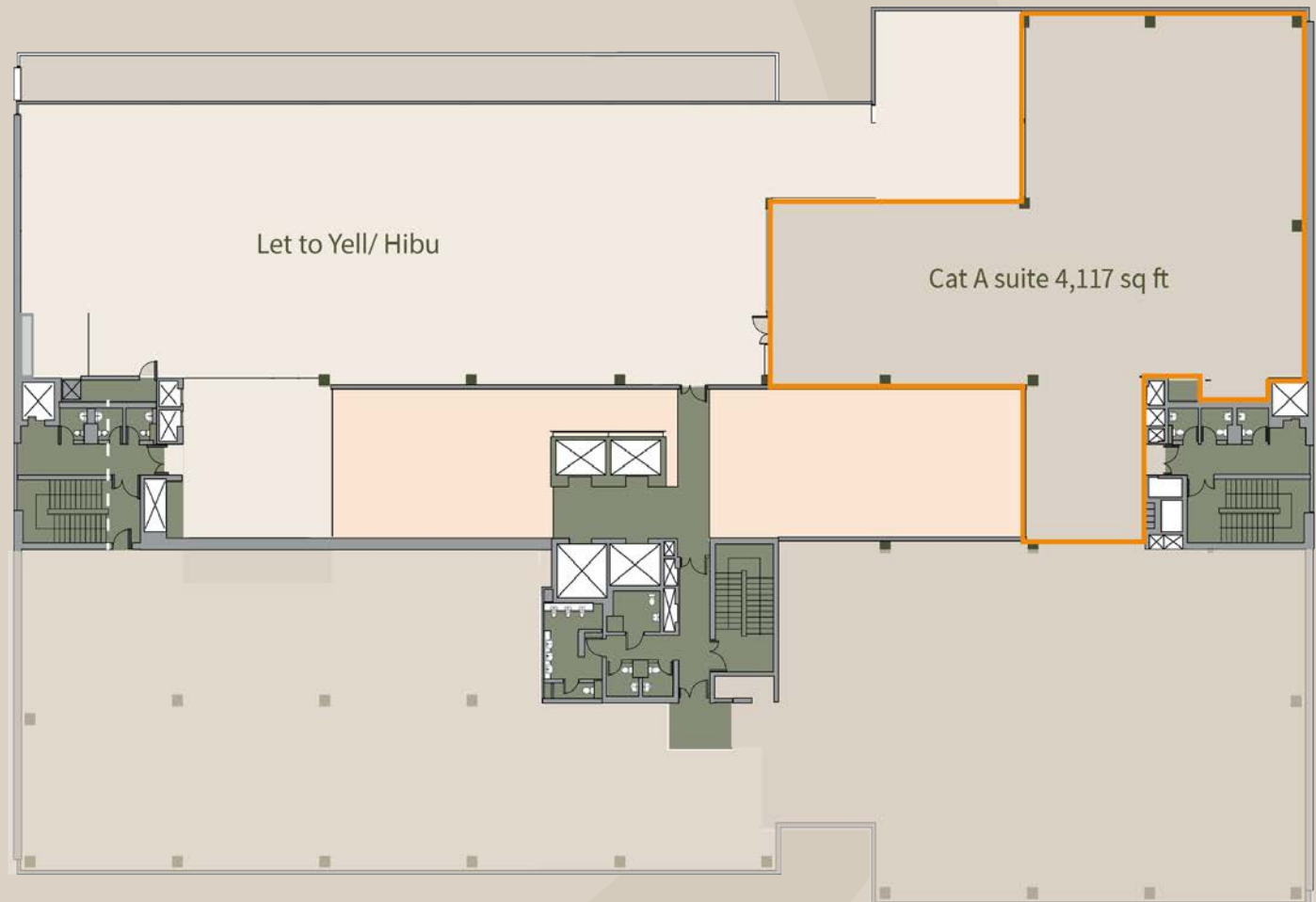
CGI showing raft ceiling



# FIFTH FLOOR

AREA AVAILABLE:  
4,117 (382 SQ M)

Cat A (unfitted) suite





## READING

# A DYNAMIC ECONOMY CONSIDERED CAPITAL OF THE THAMES VALLEY

A combination of location, connectivity and a highly skilled labour pool has positioned Reading as one of the highest ranked centres in the UK. With its economy predicted to grow at the fastest rate of any centre outside of London. Global Blue-Chip companies continue to locate and invest in Reading and well known names occupy the town centre, local retail parks and surrounding area.



YD!



ALL-BAR-ONE

Bella Italia



READING IS ONE  
OF THE FIVE **MOST**  
**RECESSION-RESILIENT**  
'CITIES' IN THE UK

A **LEADING LOCAL**  
**AUTHORITY** FOR 'A' LEVEL  
RESULTS IN THE COUNTRY

COMPTOIR  
LIBANAIS

wagamama

READING HAS WON  
ACCOLADES AS '**BEST**  
**EUROPEAN CITY FOR**  
**INFRASTRUCTURE**'



CAFFÈ  
**NERO**



**NO.1 TECH** CLUSTER IN  
THE UK WITH **22%** OF  
THE FIRMS ASSOCIATED  
WITHIN THE INDUSTRY



MILLER & CARTER  
- STEAKHOUSE -

Nando's

CÔTE  
BRASSERIE



BRASSERIE & BAR  
**BROWNS**  
ESTABLISHED 1973

John Lewis

M&S  
EST. 1884

NEXT

Carluccio's

NOVOTEL



HOME TO **13** OF THE  
WORLD'S TOP 30 LARGEST  
GLOBAL BRANDS



★ PRET ★



GAIL's



LONDON  
STREET  
BRASSERIE

**40%** WORKFORCE ARE  
EDUCATED TO **DEGREE**  
**LEVEL** OR EQUIVALENT



# READING TOWN CENTRE THE BEST OF THE HIGH STREET ON YOUR DOORSTEP



## RESTAURANTS

- 1 Carluccio's
- 2 The Reading Room
- 3 Zizzi's
- 4 Prezzo
- 5 Bill's
- 6 ITSU
- 7 Vino Vita

## COFFEE

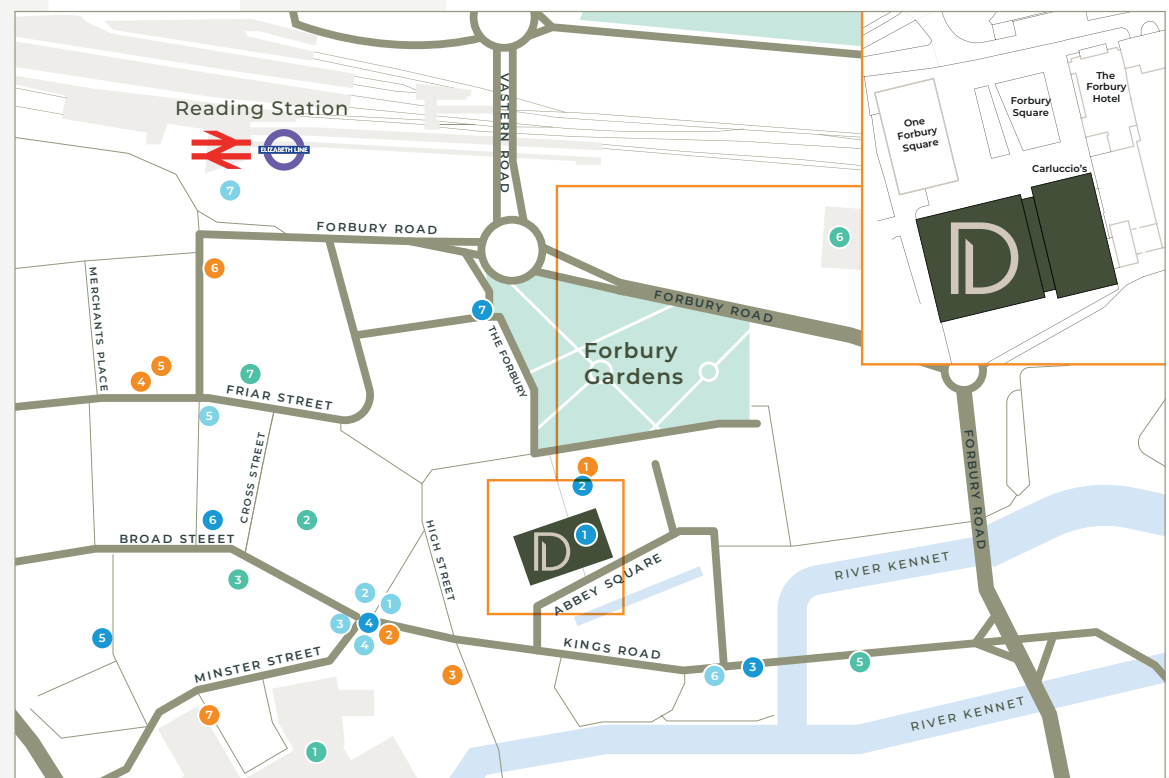
- 1 Starbucks
- 2 Costa Coffee
- 3 Pret a Manger
- 4 Workhouse
- 5 Caffè Nero
- 6 Lincoln Coffee House
- 7 Costa Coffee

## HOTELS

- 1 The Roseate
- 2 Mercure
- 3 Ibis Apartments
- 4 Novotel
- 5 Ibis
- 6 Malmaison
- 7 Premier Suites

## RETAIL & LEISURE

- 1 The Oracle
- 2 Marks & Spencer
- 3 Primark
- 4 John Lewis
- 5 Buzz Gym
- 6 Forbury Retail Park
- 7 Harris Shopping Arcade





# READING TOWN CENTRE SURPRISES AROUND EVERY CORNER







## COMMUNICATIONS

### A MAIN LINE STATION ON THE ELIZABETH LINE MAKES TRAVEL A BREEZE

Reading is a superb South East location with excellent transport links to London and the wider UK.

The town has exceptional motorway links. Located at the heart of the M4, with an approximate car journey of 60 minutes from London. Heathrow Airport is just 28 miles away.

The Davidson Building is just a five minute walk away from Reading Station, which is on the Elizabeth Line and provides rapid access to London and beyond.

#### BY ROAD

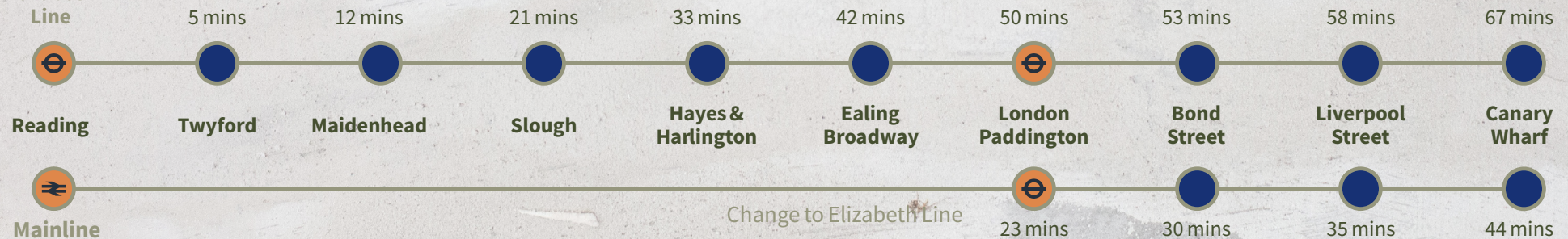
M4 J11	4 miles
Wokingham	8.5 miles
Bracknell	11 miles
Basingstoke	18 miles
Windsor	19 miles

#### BY RAIL

Newbury	14 mins
London Paddington	24 mins
Guildford	37 mins
Oxford	23 mins
Bristol	70 mins



#### Elizabeth Line





## **VIEWING & CONTACT INFORMATION**



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