



THE
DAVIDSON
BUILDING

FORBURY SQUARE, READING, RG1 3EU

TO LET

4,117 – 44,678 SQ FT

Prime central office space overlooking
elegant town centre gardens



STYLISHLY CENTRAL FLEXIBLE OFFICE SPACE WITH PLUG & PLAY OPTIONS

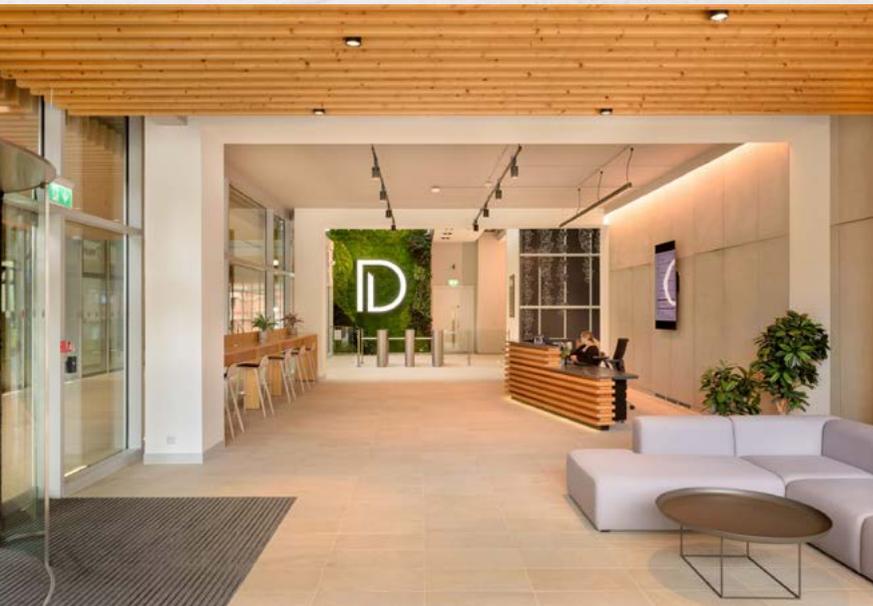
The 7-storey Davidson Building, provides 121,002 sq ft of office, restaurant and retail space overlooking Forbury Square, a stylish oasis of calm in the Abbey District of bustling Reading town centre.

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.

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

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

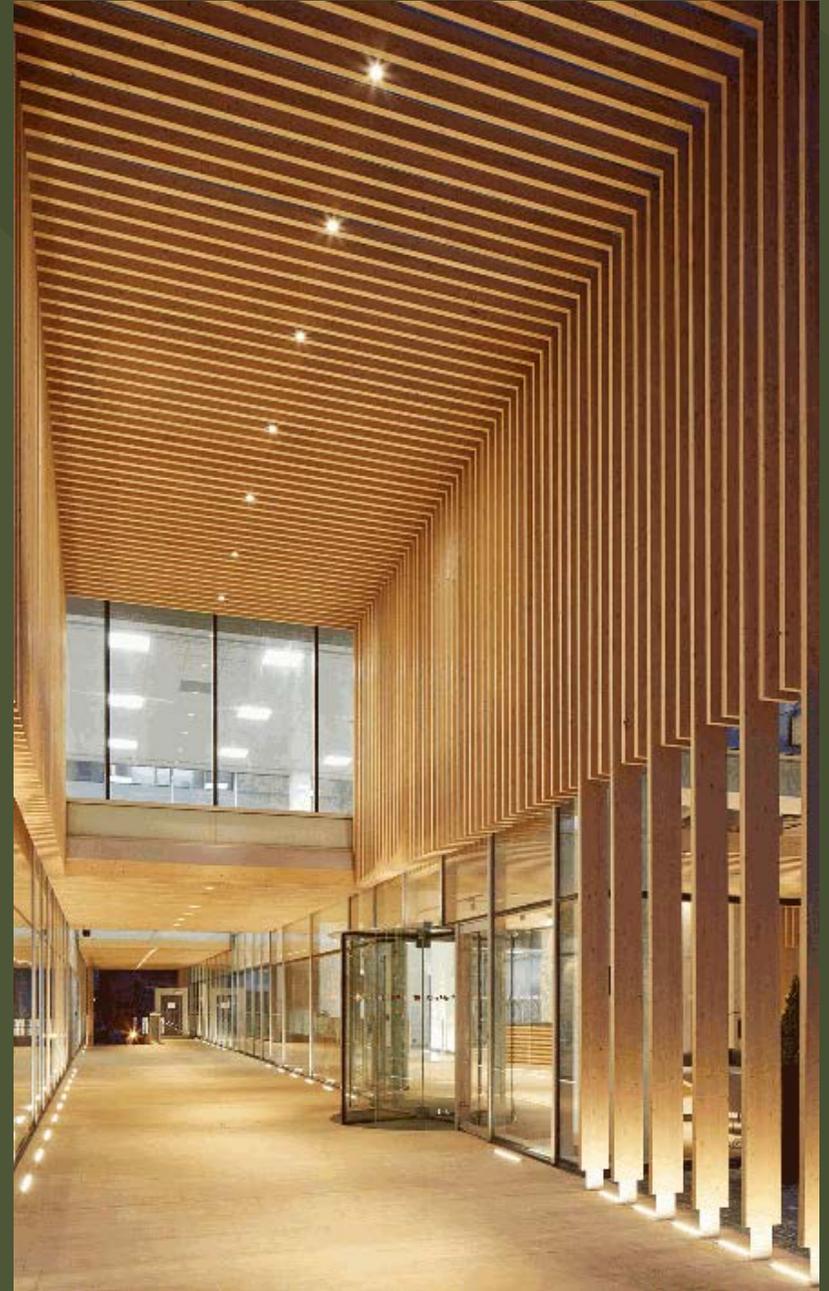
The illuminated entrance canopy and refurbished reception provide stylish and welcoming access to the office spaces and central core, which includes four passenger lifts.



NATURALLY ILLUMINATED WITH VIEWS ACROSS THE ELEGANT FORBURY SQUARE AND GARDENS

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
SUITES



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



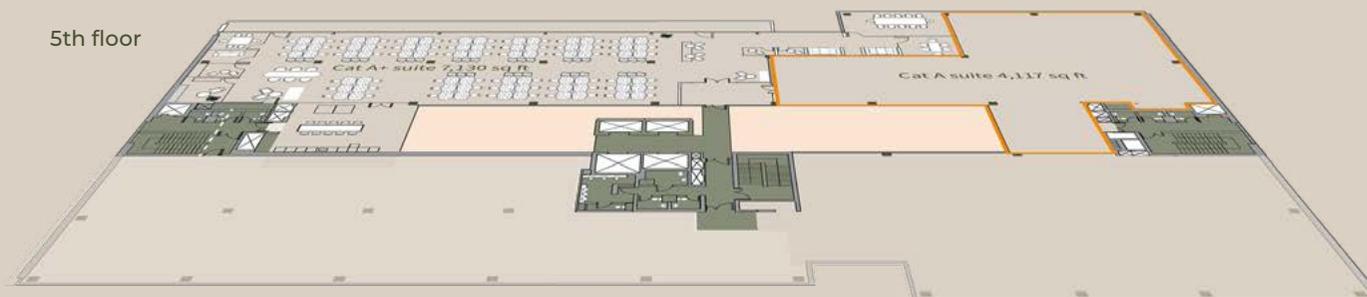
SHOWER &
CHANGING FACILITIES

AVAILABILITY

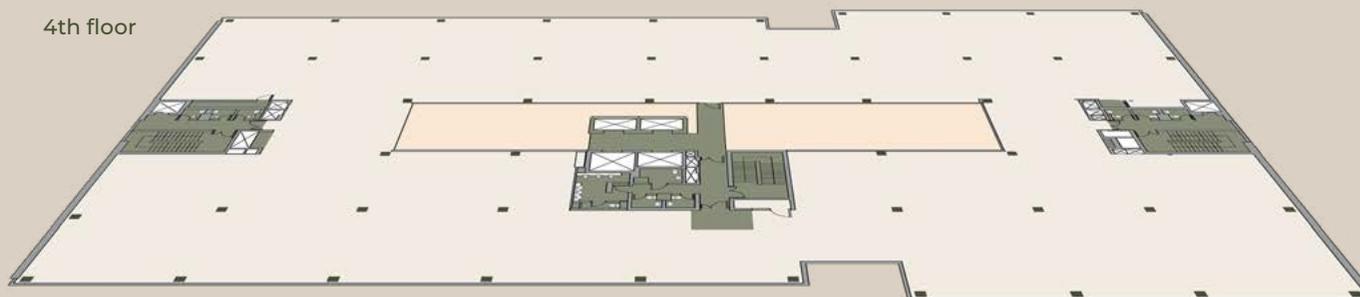
FLEXIBLE FLOOR SPACE WITH FULLY-FITTED AND FURNISHED OPTIONS

5th floor west – Cat A+	7,130 sq ft
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 – Cat A+	11,065 sq ft
Ground floor east	LET TO LLOYDS BANK
Ground floor west	LET TO REGUS

5th floor



4th floor



1st floor



FIRST FLOOR EAST

AVAILABLE AREA:
11,065 SQ FT (1,028 SQ M)

Cat A+ (fully fitted and furnished) suites
5,000–11,065 sq ft

ILLUSTRATED SCHEDULE:

1x	12-Person Meeting Room
1x	6-Person Meeting Room
1x	8-Person Meeting Room
1x	6-Person Meeting Booth
2x	4-Person Meeting Booth
1x	5-Person Video Conferencing Room
2x	4-Person Video Conferencing Room
102x	Open Plan Desks (1400 x 800)
18x	Touchdown / Hot Desking
120x	Total Open Plan Desktop Working



FIRST FLOOR

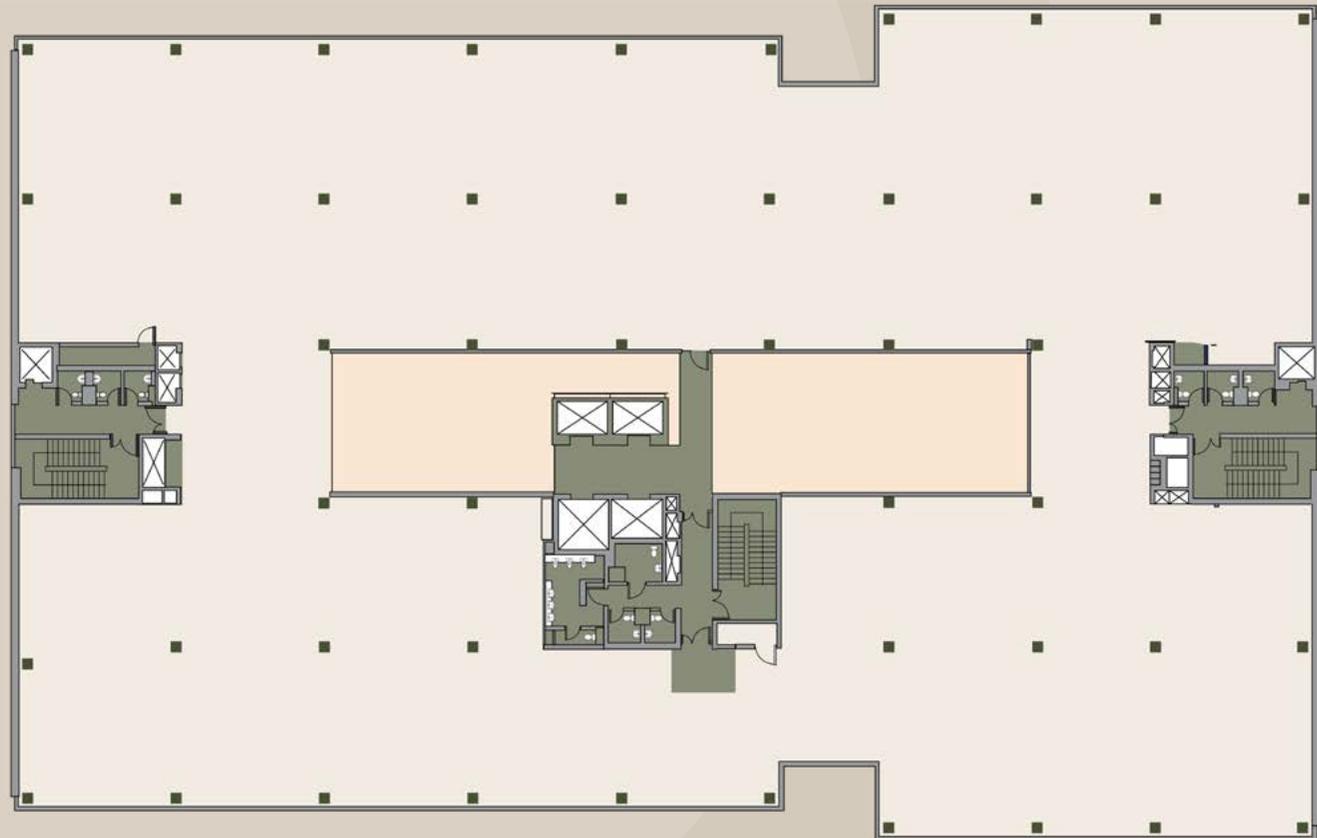


FOURTH FLOOR

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

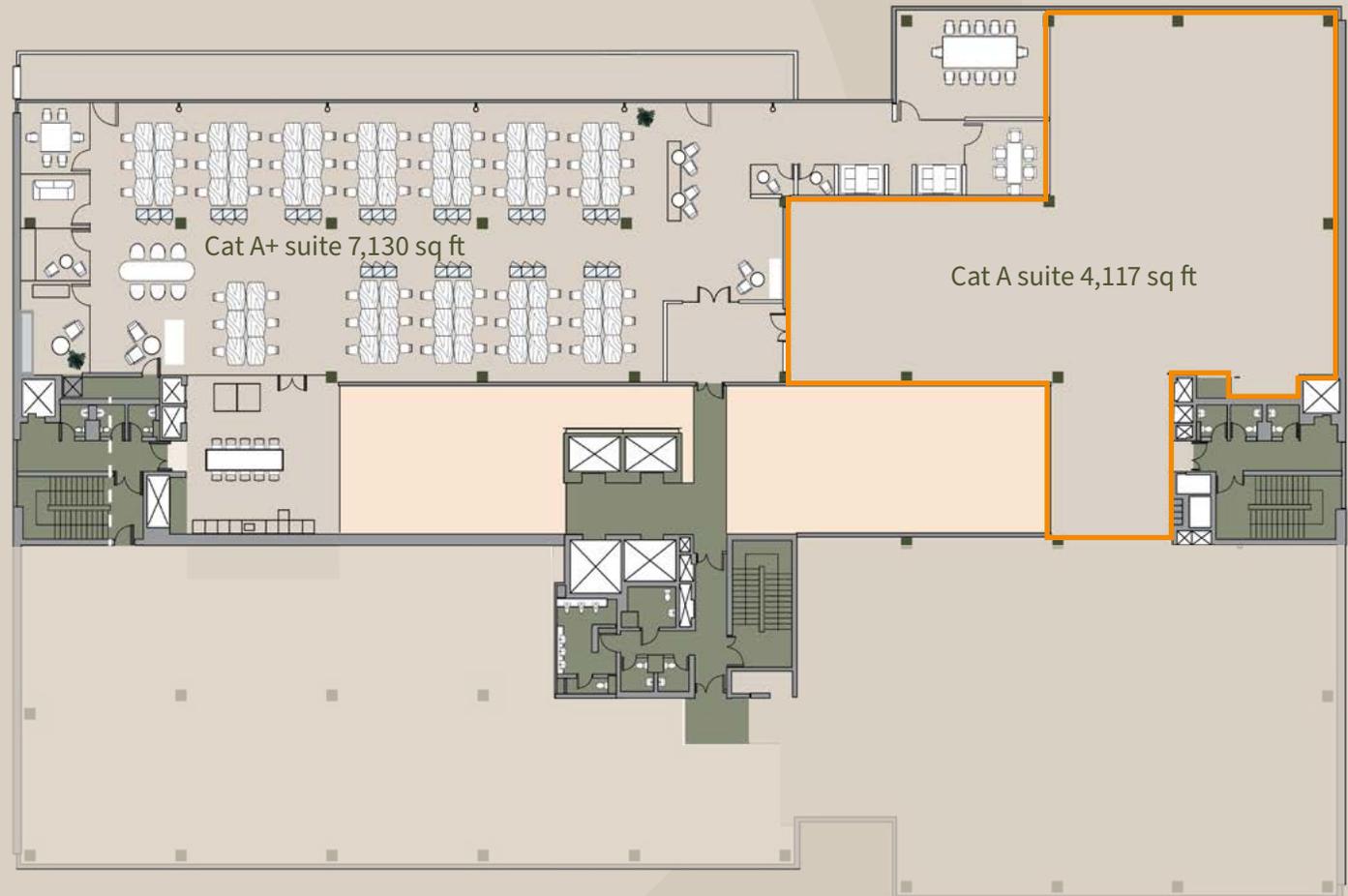
AREA AVAILABLE: 4,117 – 11,247 SQ FT (382 – 1,047 SQ M)

Cat A (unfitted) suite is 4,117 sq ft

Cat A+ (fully fitted and furnished)
suite is 7,130 sq ft

ILLUSTRATED SCHEDULE:

1x	12-Person Meeting Room
2x	6-Person Meeting Room
1x	1-1 Meeting Room
8x	Touchdown / Hot Desking
72x	Open Plan Desks (1600 x 800)
1x	8-Person Project Space



FIFTH FLOOR



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.

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



John Lewis

M&S
EST. 1884

NEXT

HOUSE OF FRASER

NOVOTEL



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

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



★ PRET ★



GAIL'S



LONDON
STREET
BRASSERIE

Bella Italia



YO!

ALL-BAR-ONE

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



MILLER & CARTER
- STEAKHOUSE -

Nando's

CÔTE
BRASSERIE

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

COMPTOIR
LIBANAIS

wagamama



BRASSERIE & BAR
BROWNS
ESTABLISHED 1973

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 Veen

COFFEE

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

HOTELS

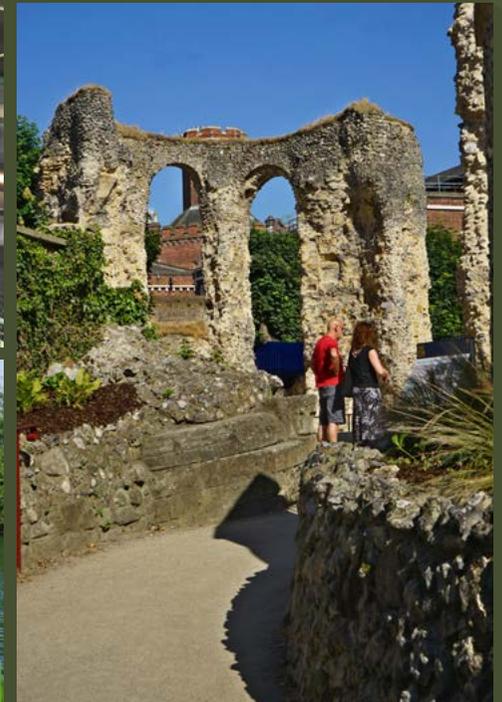
- 1 The Roseate
- 2 Mercure
- 3 Ibis Apartments
- 4 Novotel
- 5 Ibis
- 6 Malmaison
- 7 Premier Suites

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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