
49-51 Blagrove Street
Reading, RG1 1PL

4,750 Sq Ft
Refurbished Offices

aquis

connected near and far



On-site car parking
at a ratio of
1:803 sq ft



Directly opposite
Reading train
station



Reception



Building Exterior



View from 4th floor

**4,750 sq ft of high-quality
fully fitted office space in
the heart of Reading.**

The second floor suite has been newly fitted to the highest standard. It provides open plan workspace, complete with meeting rooms, breakout spaces and kitchens, suitable for a wide range of occupiers.

high quality specification



Large welcoming
reception and
business lounge



Fully fitted
suite



6 x wet room
style showers



Bike racks
and basement
storage area



Excellent
natural light



6 dedicated
parking spaces



24/7
security



Business Lounge



Reception

a warm welcome



2nd Floor North



Fitted and
furnished

bright and flexible

2nd floor South
4,750 sq ft (441.3 sq m)



Plans not to scale. For indicative purposes only.



2nd Floor South



2nd Floor South

Reading's energetic hub

Aquis has an excellent choice of fine dining, cocktail bars and bustling street food markets and casual cafés.

Forbury Gardens, Thames Lido, Malmaison Hotel and Unleashed Performance gym are all in close proximity – the perfect spots for exercise or to kick back and relax.

Aquis benefits from being in the central business area adjacent to the new Station Hill quarter, including new retail and leisure offerings and a 2 acre public realm and event space.



Surrounded by an abundance of amenities



Rowing on The Thames



Valpy Street Bar & Bistro



Thames Lido



The Three Guineas

local amenity

bars & cafés

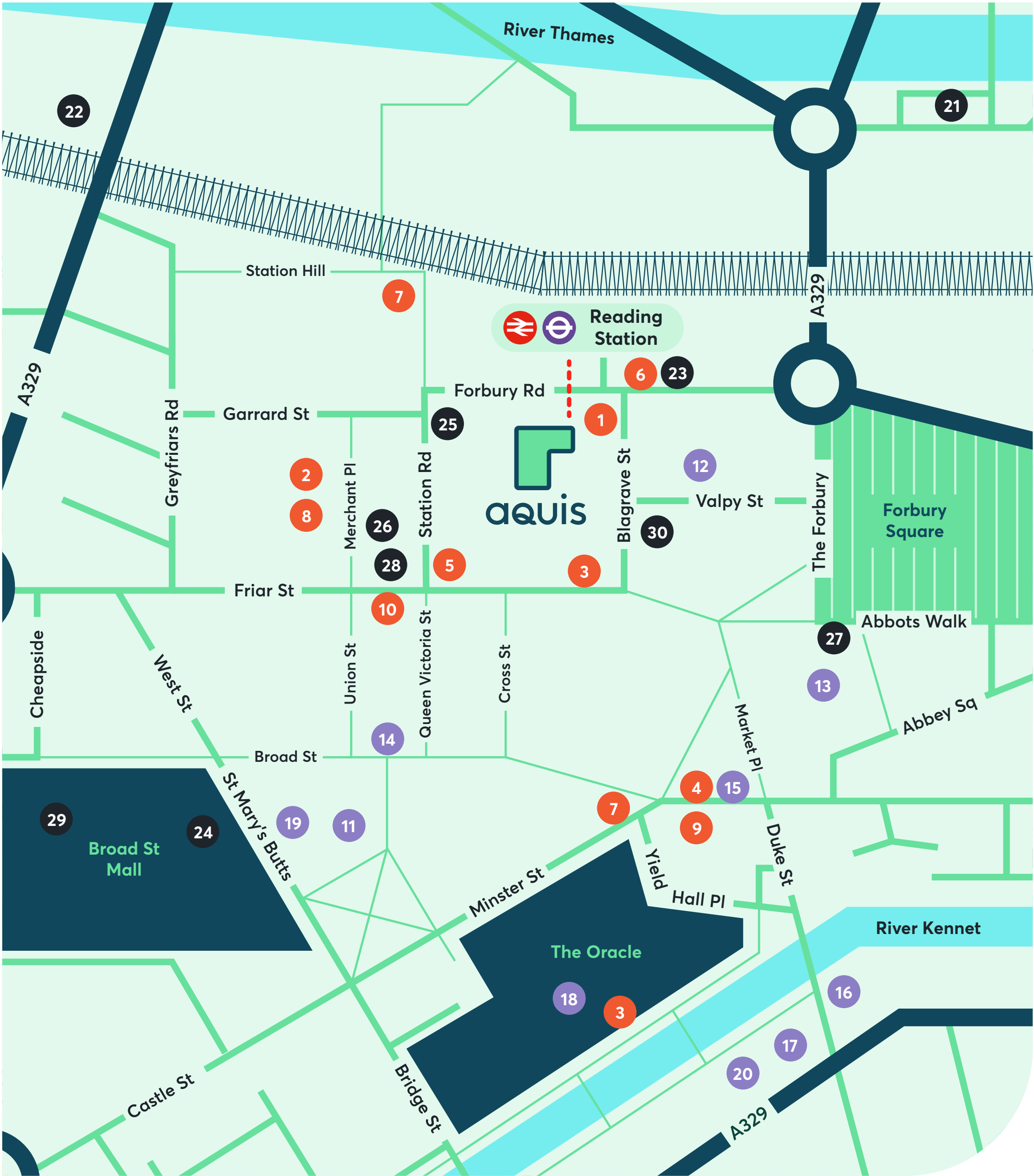
- 1. Oakford Social Club
- 2. Milk Bar
- 3. Slug & Lettuce
- 4. The Botanist
- 5. Pitcher & Piano
- 6. Caffé Nero
- 7. Pret A Manger
- 8. Shed
- 9. Workhouse Coffee
- 10. Black Sheep Coffee

restaurants

- 11. Bill's
- 12. Valpy St Bar & Bistro
- 13. Carluccio's
- 14. Itsu
- 15. Honest Burgers
- 16. London St Brasserie
- 17. Côte Reading
- 18. Osaka
- 19. Coconut Bar & Kitchen
- 20. Miller & Carter

fitness & leisure

- 21. Thames Lido
- 22. Puregym
- 23. Unleashed Performance Gym
- 24. TheGym
- 25. Malmaison
- 26. Novotel
- 27. The Roseate
- 28. Ibis
- 29. Pentahotel
- 30. Reading Museum



quick and easy travel

The remodelled Reading Station makes getting in and out of Reading simple.

The introduction of the Elizabeth Line cuts travel times into central London to just 24 minutes. Additionally, Aquis is under 4 miles from the M4 meaning travel connections by car are also excellent.

by road

- Heathrow ✈ 30 mins
- Oxford 40 mins

Travel times by road in minutes from Aquis. Source: Google Maps.

by rail

- M Maidenhead 12 mins
- M Slough 23 mins

Travel times by rail in minutes from Reading Station. Source: TfL.

elizabeth line

- M Paddington 24 mins
- M Bond Street 32 mins

Travel times by Crossrail in minutes from Reading Station. Source: TfL.

further information

Terms

Upon application.

EPC Rating

Available upon request.

Viewings

Strictly through the joint
sole letting agents:

**CAMPBELL
GORDON.**

Rob Marson

rob@campbellgordon.co.uk
07778 467 781

Lewis Holmes

lewis@campbellgordon.co.uk
07767 204 895

 **Vail
Williams**

Andrew Baillie

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