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49-51 Blagrove Street  
Reading, RG1 1PL

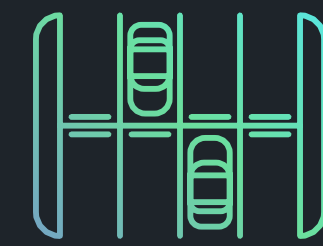
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4,701 – 9,451 Sq Ft  
Refurbished Offices

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

**Up to 9,451 sq ft of high-quality  
office space in the heart  
of Reading.**

Aquis currently offers two fitted-out  
suites from 4,701 sq ft on the second  
floor – ready for immediate occupation.  
The fourth floor offers 8,131 sq ft and  
is in blank canvas open plan condition.



# high quality specification



Large reception  
with concierge



Two fully fitted  
2nd floor suites



6 x wet room  
style showers



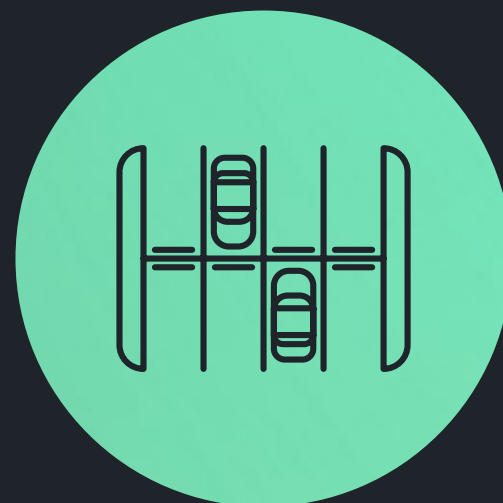
Bike racks  
and basement  
storage area



Private terrace  
on the 4th floor



Excellent  
natural light



Car parking  
ratio of 1:803 sq ft



24/7  
security



2nd Floor South



2nd Floor North



# a warm welcome



Fitted and  
furnished suites  
on the 2nd floor



# fully fitted ready for work

**The second floor suites have been newly fitted to the highest standard.**

They provide open plan workspace, complete with meeting rooms, breakout spaces and kitchens, suitable for a wide range of occupiers.



2nd Floor South



2nd Floor North



2nd Floor South



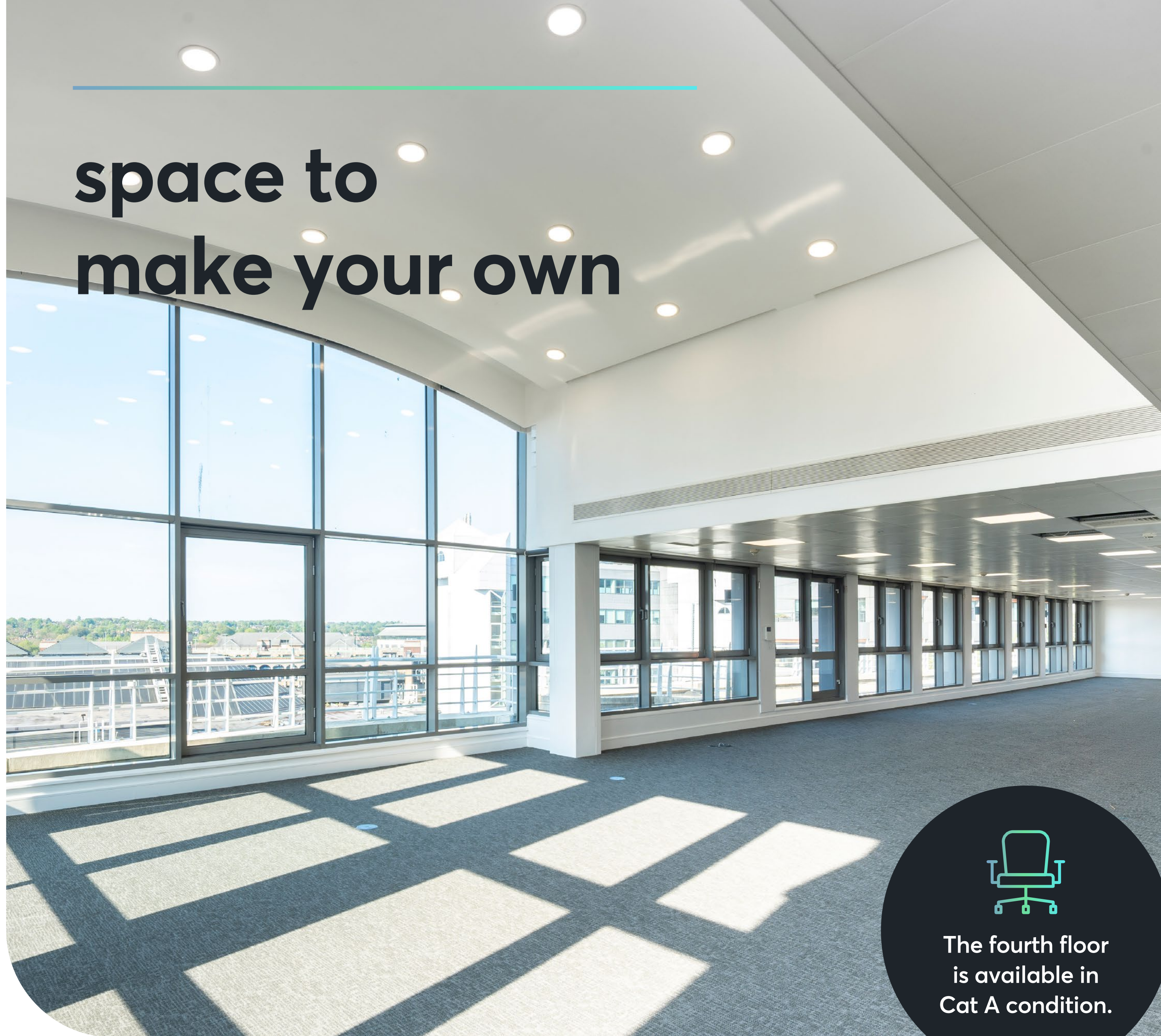
2nd Floor North



2nd Floor North



space to  
make your own



4th Floor



The fourth floor  
is available in  
Cat A condition.



4th Floor Terrace



4th Floor



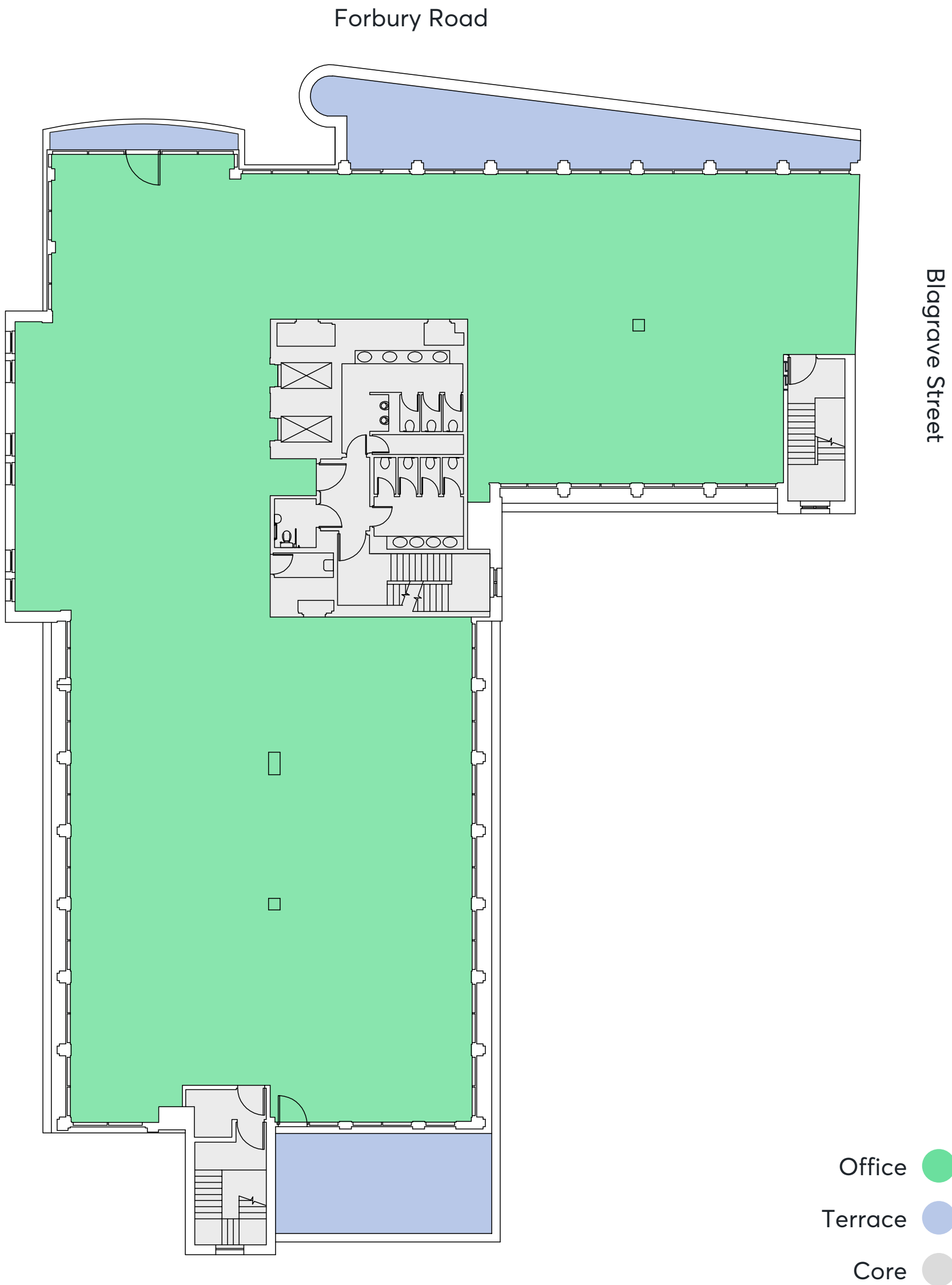
# bright and open plan

Floor	Condition	Sq Ft	Sq M
4th	Cat A (unfitted)	8,131	755.4
2nd North	Cat A+ (fully fitted)	4,701	436.8
2nd South	Cat A+ (fully fitted)	4,750	441.3
Total		17,582	1,633.5



Plans not to scale. For indicative purposes only.

4th floor plan – 8,131 sq ft / 755.4 sq m



# ready for work

## 2nd floor North

Workstations	39
Hot desks	06
16 person boardroom	01
6 person meeting rooms	02
2 person phone booth	01
Meeting booths	02
Acoustic phone booth	01
Collaboration areas	02
Kitchen / breakout area	01
Reception	01
Additional desk spaces	10

## 2nd floor South

Workstations	48
Hot desks	10
12 person boardroom	01
5 person meeting rooms	02
Acoustic phone booths	02
Collaboration areas	02
Kitchen / breakout area	01
Reception	01
Additional desk spaces	12



Plans not to scale. For indicative purposes only.

## 2nd floor space plan





# 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 and an F45 gym are all in close proximity – the perfect spots for exercise or to kick back and relax.

The area will also benefit from the Station Hill development due for completion in 2024 which will provide a 2 acre public realm, and a wealth of new independent retail and leisure amenity.



Surrounded by an abundance of amenities



Rowing on The Thames



Valpy Street Bar & Bistro



Thames Lido



The Three Guineas



local amenity

bars & cafés

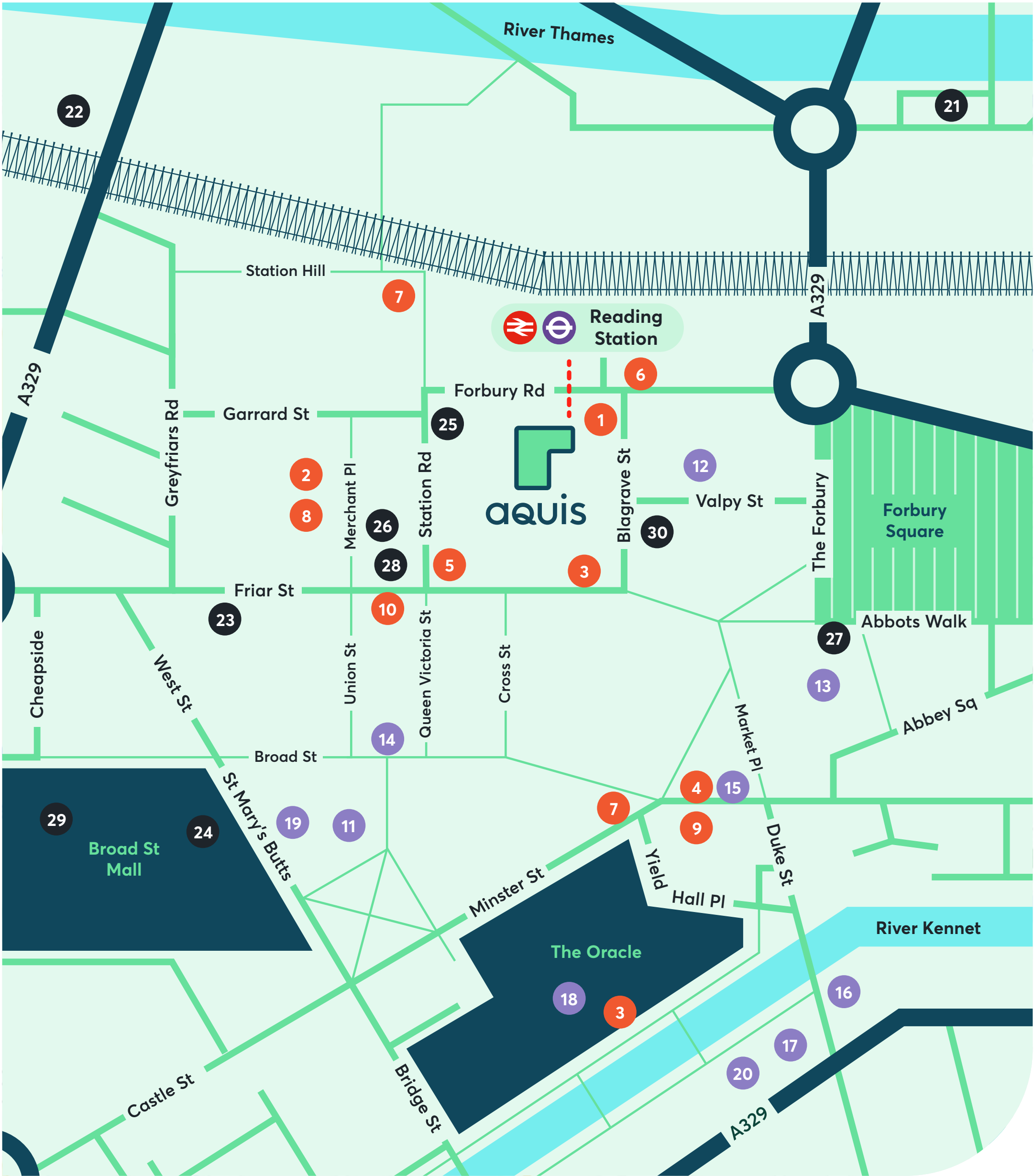
- 1. Oakford Social Club
- 2. Milk Bar
- 3. Slug & Lettuce
- 4. The Botanist
- 5. Pitcher & Piano
- 6. Caffé Nero
- 7. Pret A Manger
- 8. Shed
- 9. Workhouse Coffee
- 10. Black Sheep Coffee

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. F45
- 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
- Slough 23 mins

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

elizabeth line

- Paddington 24 mins
- Bond Street 32 mins

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



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# further information

## Terms

Upon application.

## EPC Rating

Available upon request.

## Viewings

Strictly through the joint  
sole letting agents:



### Rob Marson

rob@campbellgordon.co.uk  
07778 467 781

### Lewis Holmes

lewis@campbellgordon.co.uk  
07767 204 895



### Andrew Baillie

abaillie@vailwilliams.com  
07502 233 770

### Guy Parkes

gparkes@vailwilliams.com  
07788 188 874

# aquisreading.co.uk

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