

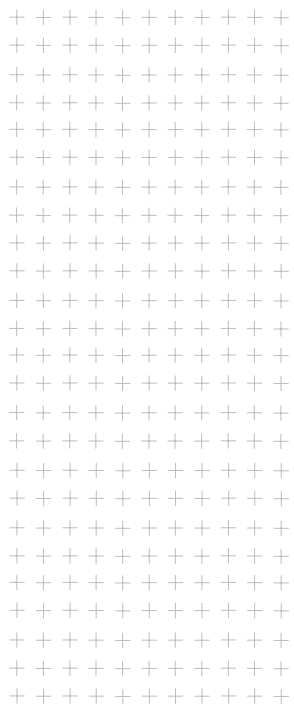


# AbbeyGate

57-75 Kings Road, Reading RG13AB

a high quality office  
refurbishment available from  
**2,873 sq ft to 42,935 sq ft**





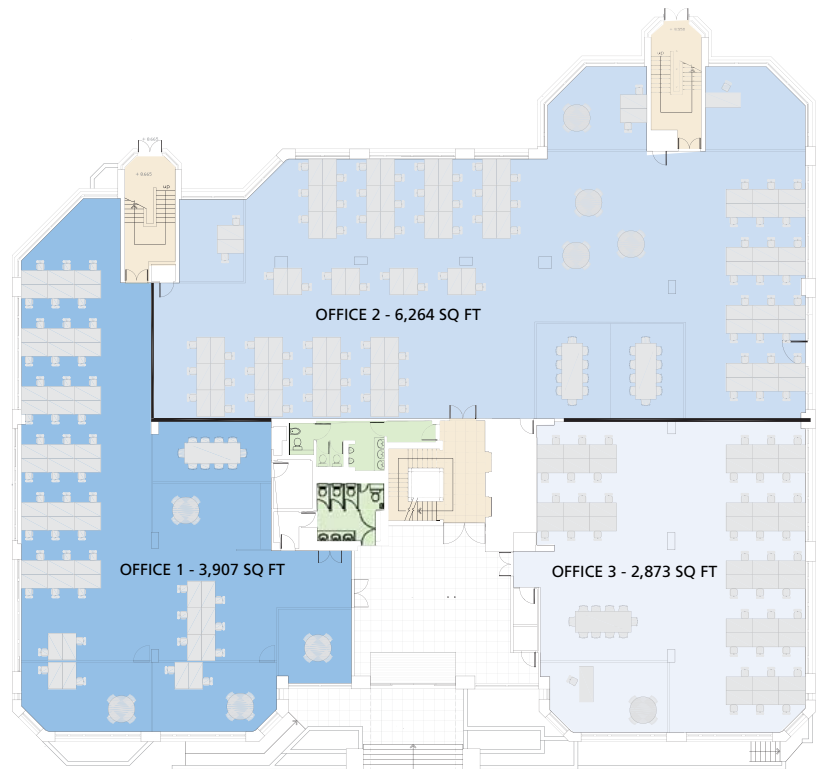


Abbey Gate is located on the Kings Road in the heart of Reading's thriving Central Business District. The building is arranged over the ground and four upper floors overlooking the River Kennet and is only a short walk from the town centre amenities including The Oracle shopping centre.

**Floor areas** (Net internal) approx.

	sq ft	sq m
Fourth Floor	3,611	335
Third Floor	LET TO QUANTUM TM	
Second Floor	13,117	1,219
First Floor	13,117	1,219
Ground Floor	13,090	1,216
<b>TOTAL</b>	<b>42,935</b>	<b>3,989</b>

The ground, first and second floors are capable of sub-division offering suites of various sizes.

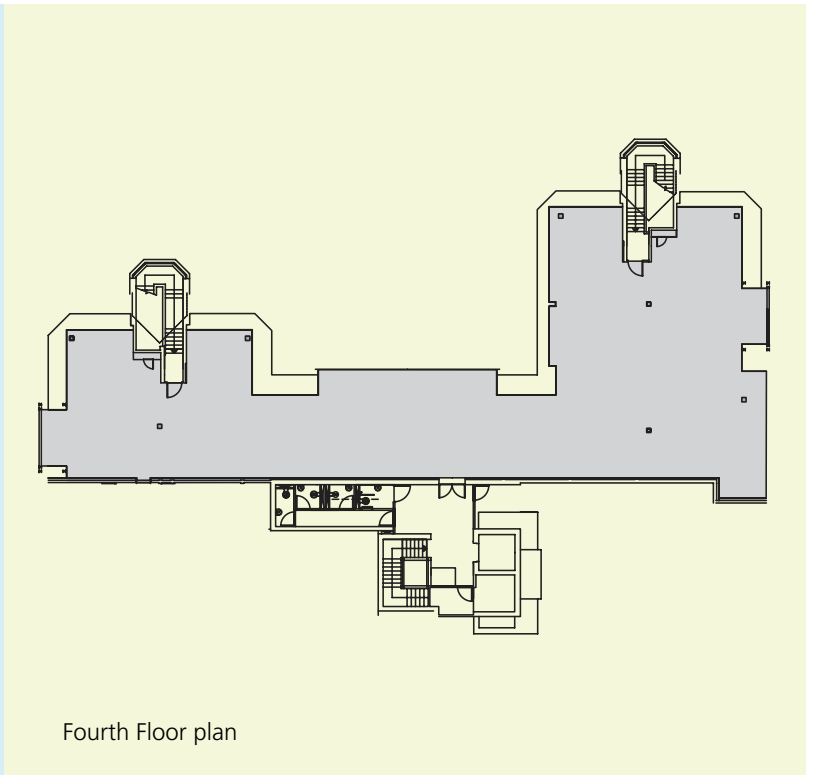
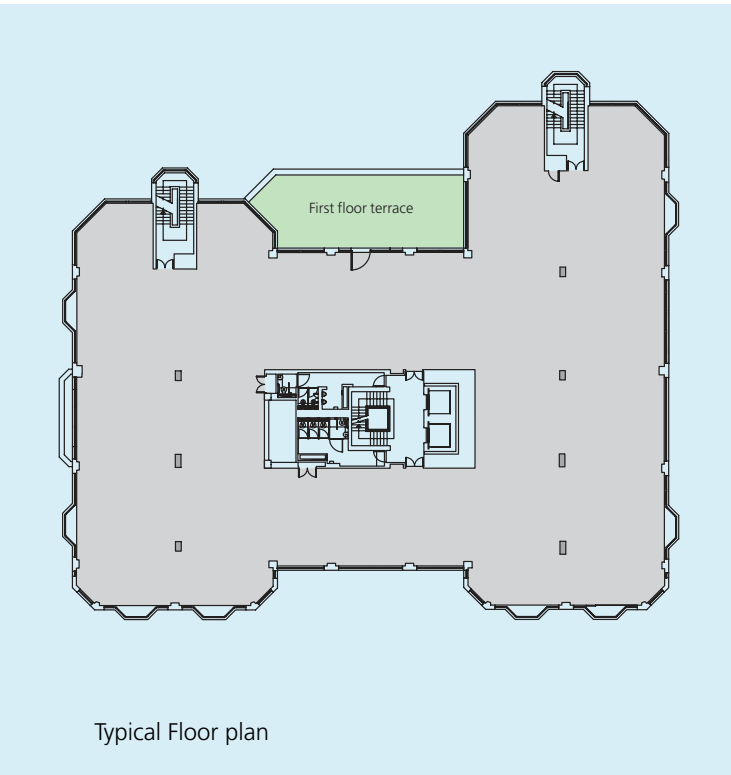


Split space plan

### SPECIFICATION

- VAV air conditioning
- New heating and cooling system with fresh air supply to the fourth floor
- Suspended ceilings
- LG7 compliant lighting
- Full access raised floors
- Solar water heating system
- Two 13 person passenger lifts
- Access control and CCTV system
- Male and female WCs on each floor
- Riverside terrace and first floor balcony
- 37 secure basement car parking spaces (1:1,160 sq ft)





## LOCATION

Take a seven minute walk from the building through Forbury Gardens to the train station or a three minute walk along the Kings Road to the town centre with an array of pubs, restaurants and places to eat and meet.

Local occupiers include Foster Wheeler, Thames Water, HSBC, Deloitte, Ernst & Young, Yell, Royal Bank of Scotland and Barclays.

## COMMUNICATIONS

### BY RAIL

London Paddington	26 mins
Oxford	24 mins
Bristol	54 mins
Birmingham	1 hr 26 mins

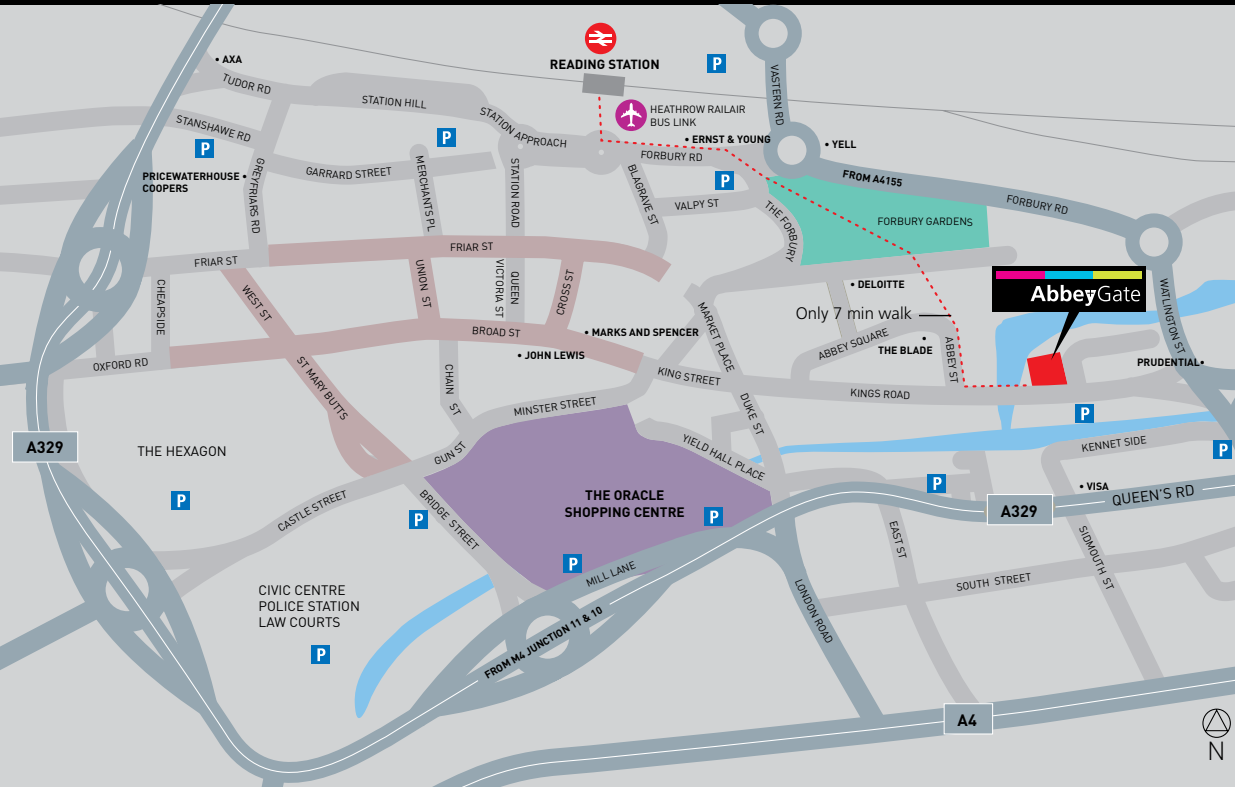
### BY ROAD

M4 (Junction 11)	5 miles
Heathrow	30 miles
M25/M4 intersection	26 miles

Sources – AA Route Planner  
www.southwesttrains.co.uk



SAT NAV REF: RG1 3AB



[WWW.ABBEYGATEREADING.CO.UK](http://WWW.ABBEYGATEREADING.CO.UK)

A refurbishment by



Duncan Campbell

Jeremy Rodale

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