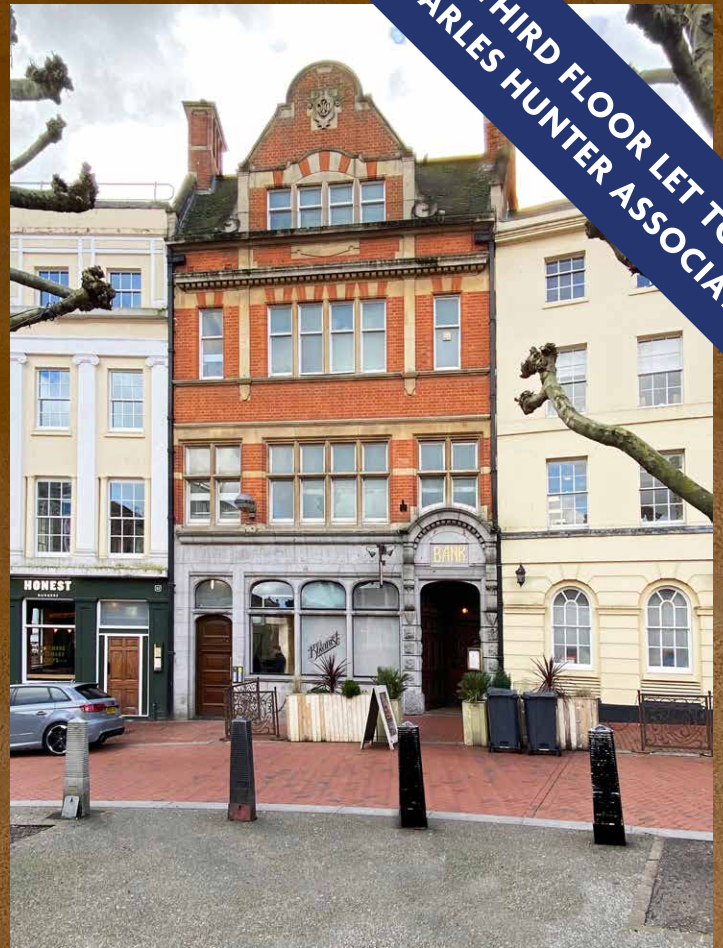


TOP OF THE MARKET
READING TOWN CENTRE OFFICES

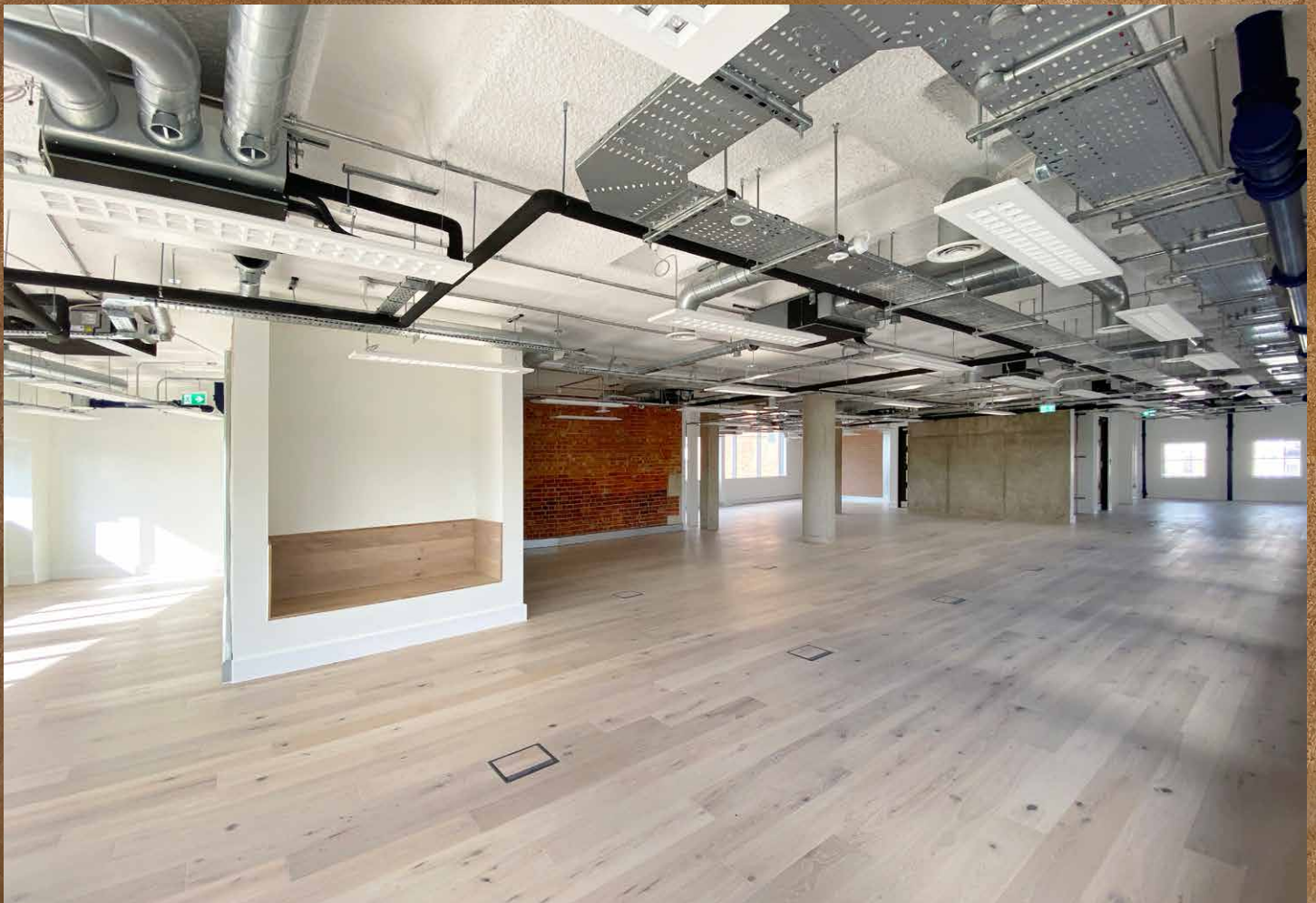
2,779 – 5,784 SQ FT
(258 – 537 SQ M)

AQ2reading.co.uk

AQ2



THIRD FLOOR LET TO
CHARLES HUNTER ASSOCIATES



AQ2, 3-5 MARKET PLACE, READING RG1 2HB



AQ2, 3-5 MARKET PLACE, READING RG1 2HB





AQ2 is an extensive conversion of the former Barclays Bank building which has created a unique, grade A contemporary urban workspace in the heart of Reading's business community, just a 5 minute walk from Reading Station.

Many of the buildings' original features have been retained and a range of architectural styles have been integrated and refurbished to provide a unique working environment over basement, ground and three upper floors.

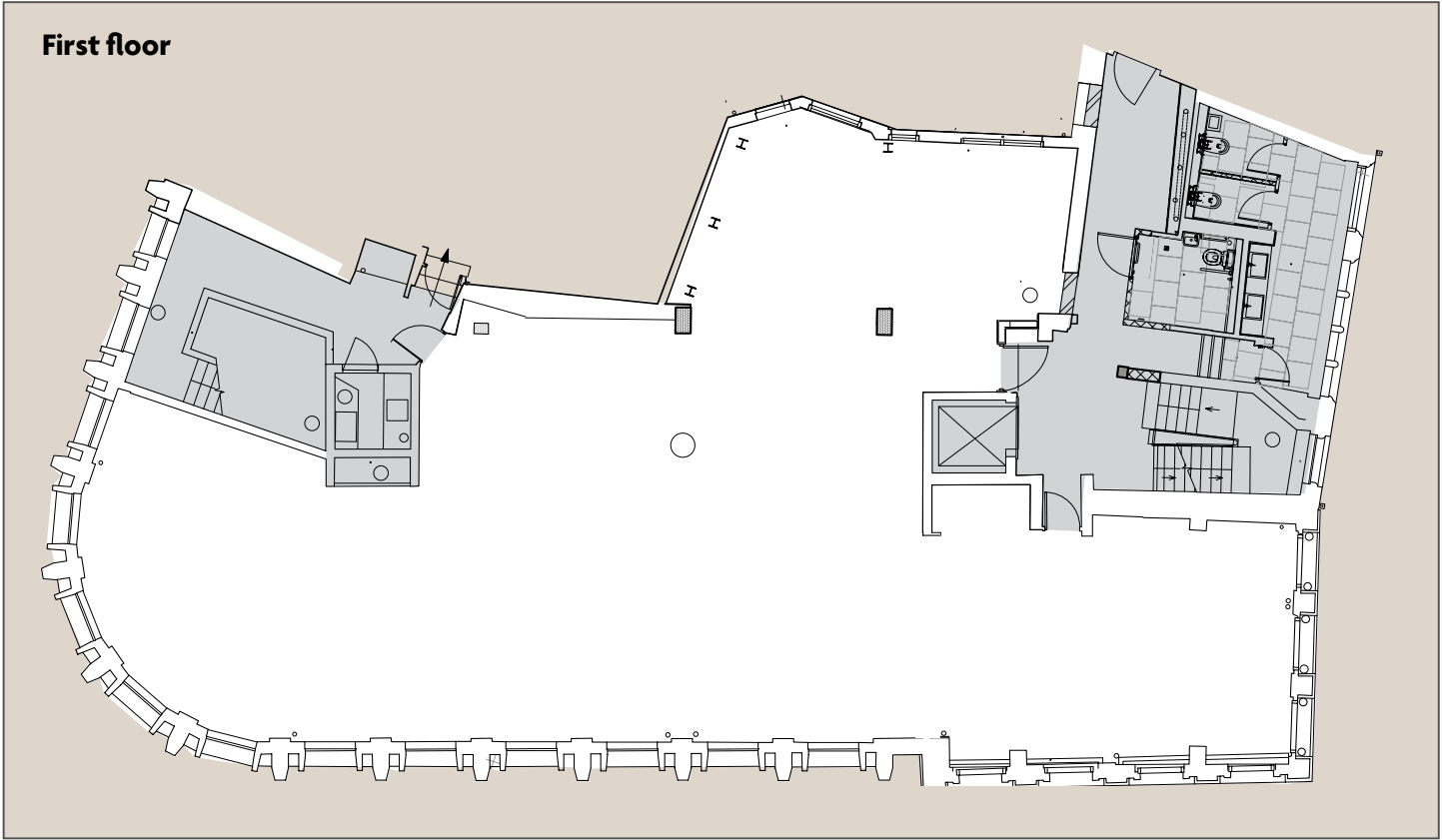
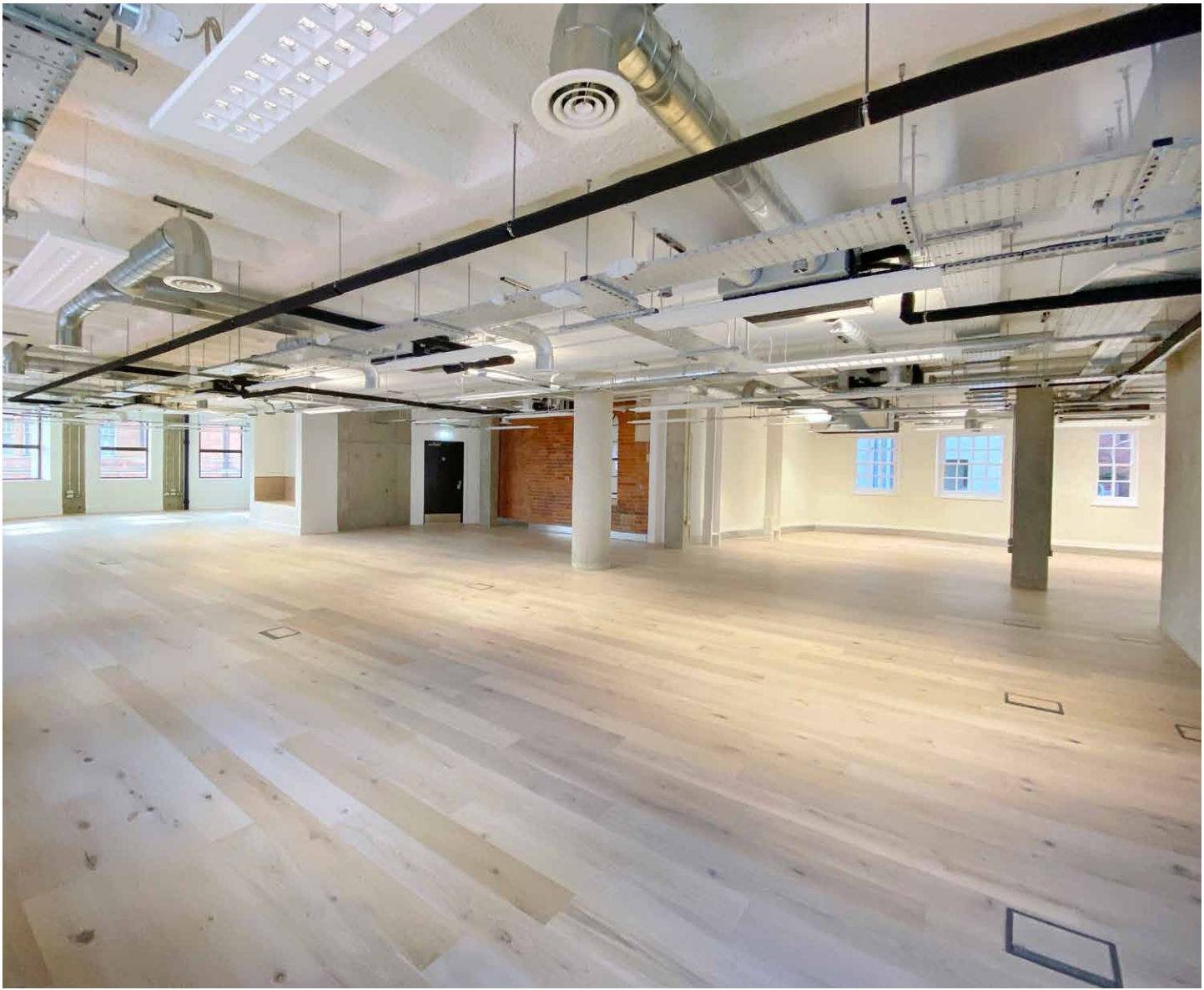
Generous open floor plates can be fitted out to provide energy efficient air-conditioned and flexible modern working spaces.

A dedicated shower block and bike store on the lower ground floor help make AQ2 a place your staff will be proud to work.

Specification highlights

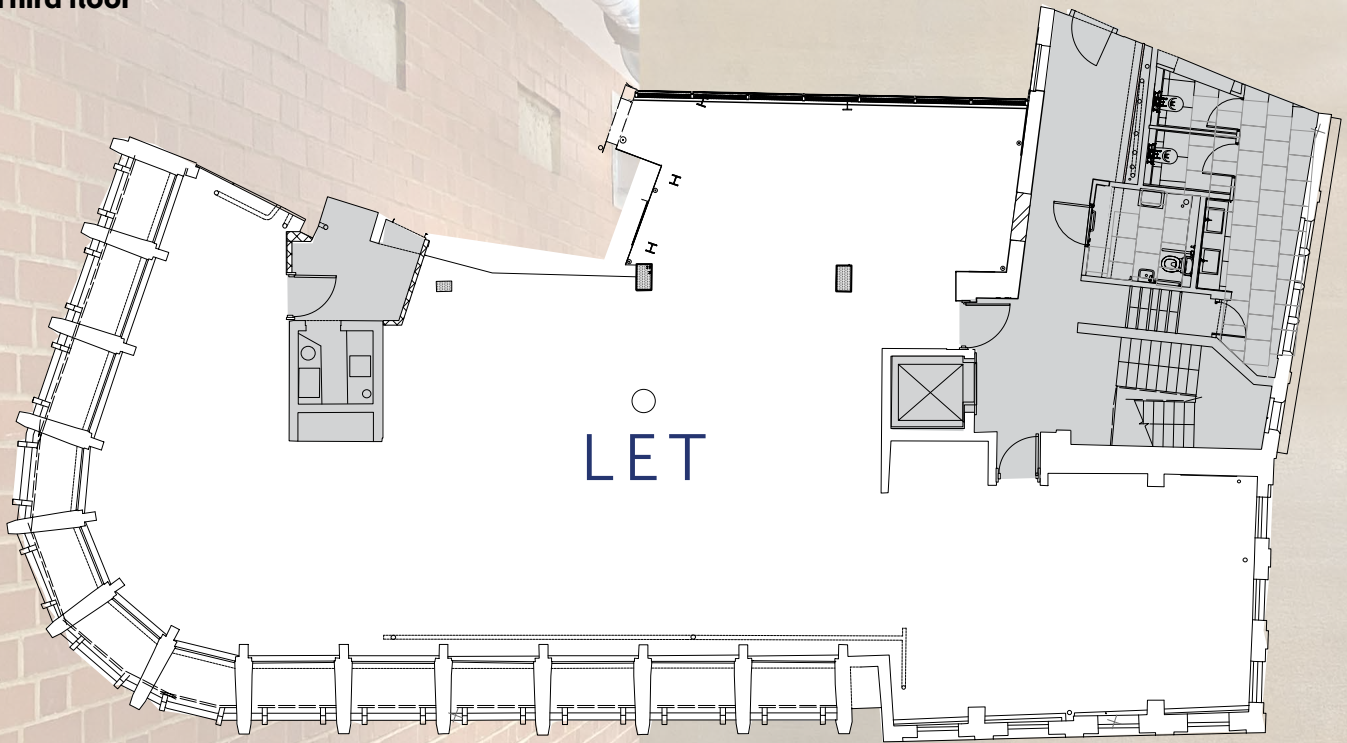
- Contemporary exposed services
- Air conditioning
- Underfloor ducting and cable trays
- Showers, lockers and secure cycle storage
- Exposed brickwork detail
- Excellent natural light
- LED lighting
- New 8 person passenger lift
- Unrivalled location



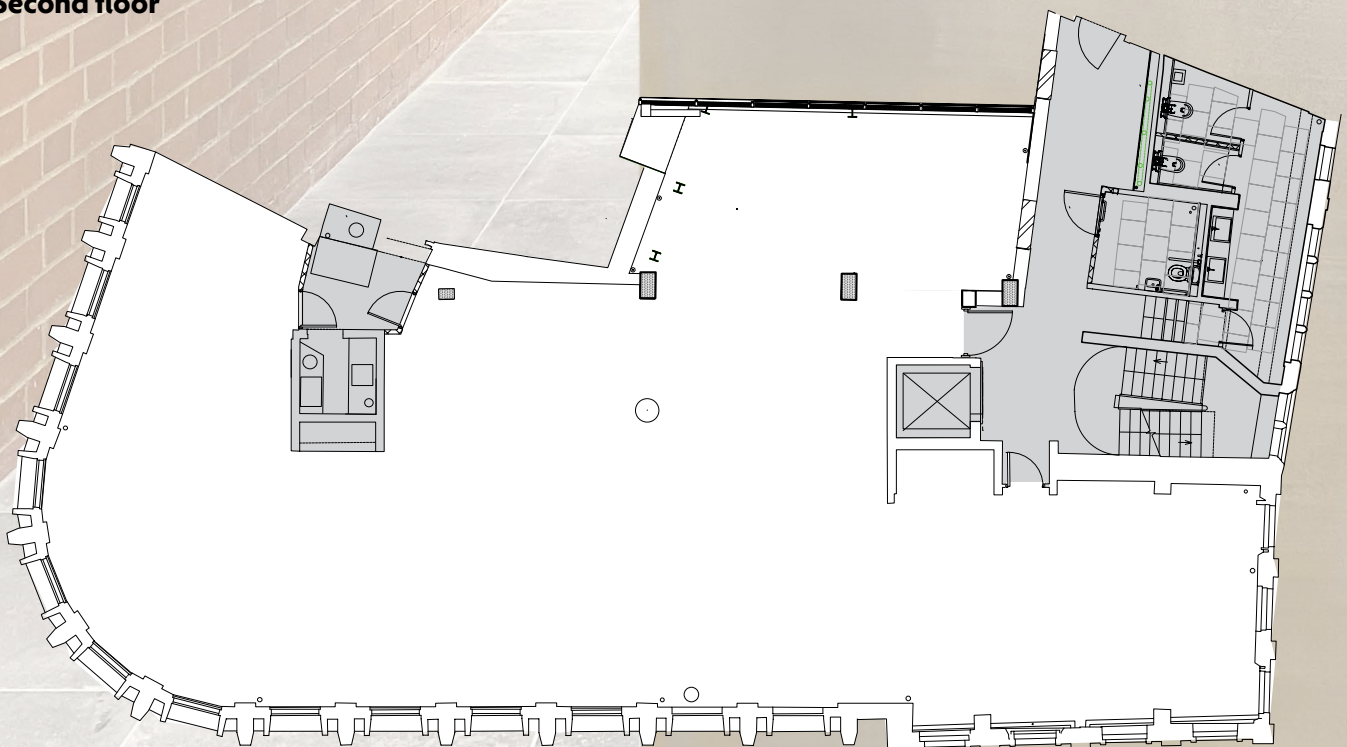


Floor	sq ft	sq m
Third	Charles Hunter Associates	
Second	3,005	279
First	2,779	258
Total	5,784	537

Third floor



Second floor



Reading is recognised as one of the most vibrant urban centres in the UK and the focal point for economic growth along the M4 motorway.

The 750,000 sq ft Oracle shopping centre with restaurants, cafés and bars is diagonally opposite.

A range of international-quality hotels are close by and there are fitness and leisure facilities throughout the town, with Buzz Gym the nearest. Thames Lido provides pool and spa facilities and tapas and main course menus.

The Hexagon, The Concert Hall and other nearby arts facilities provide a rich cultural scene.



BARS & RESTAURANTS

- 1 The Botanist
- 2 Honest Burger
- 3 All Bar One
- 4 Pizza Express
- 5 Comptoir Libanais
- 6 Côte Brasserie
- 7 TGI Fridays
- 8 Miller & Carter
- 9 London St. Brasserie
- 10 Carluccio's
- 11 Cerise
- 12 Valpy St Bar & Bistro
- 13 Veen

CAFÉS

- 14 Caffè Nero
- 15 Costa
- 16 Picnic
- 17 Pret A Manger
- 18 Shed
- 19 Starbucks

GYMS & SWIMMING

- 20 F45
- 21 Buzz Gym
- 22 Thames Lido

HOTELS

- 23 Ibis
- 24 Malmison
- 25 Mercure George
- 26 Novotel
- 27 Penta
- 28 Roseate



By road

Reading has excellent links to the national motorway network. It is located approximately 2 miles to the north of the M4 motorway and can be accessed from junctions 10, 11 and 12. This in turn provides access to the M25 motorway (junction 15) and beyond.

London	38 miles
Oxford	20 miles
M25 (J15)	25 miles
M4 (J11)	3.5 miles

By train

Linking to London (Paddington) to the east, Birmingham to the north and Cardiff to the west, Reading railway station is one of the busiest rail hubs in Britain.

Trains to London Paddington run every 10 minutes with a fastest journey time of 26 minutes.

Reading station forms part of the Elizabeth Line. Combined with the fast Great Western Railway service to London Paddington, the Elizabeth Line significantly reduces travel times to the West End, the City and Canary Wharf.

By air

Heathrow Airport can be accessed at Junction 4 of the M4 motorway. The RailAir coach is a dedicated non-stop coach service linking Reading station with Heathrow Airport with a journey time of 38 minutes.

Heathrow	25 miles
Southampton	46 miles
Luton	60 miles
Gatwick	64 miles



AQ₂

AQ2reading.co.uk



PARKINSON
REAL ESTATE ■ ■ ■

0118 902 3934
PARKINSONRE.CO.UK

Darren Parkinson
darren@parkinsonre.co.uk
dd: 0118 902 3934
m: 07802 889830

Parkinson Real Estate for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Parkinson Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. 4. Rents quoted may be subject to VAT in addition. These particulars were prepared in April 2024.