



Nº2 FORBURY PLACE
FOR SPACE

FORBURYPLACE.COM

FOR
A GREAT
FIRST
IMPRESSION





Meet the final piece of the Forbury Place Estate, Reading's newest and most prestigious urban business district. With its unrivalled location in close proximity to the station, No.2 Forbury Place is a high-profile statement of intent. Featuring the town centre's largest floorplates of Grade A office space, plus excellent car parking and exceptional amenities, it's a place for businesses who demand the best of everything.



FOR
ARRIVING
IN STYLE







FOR
MODERN
WORKSPACE
DESIGN



WORKPLACE DESIGN

Designed to deliver a welcoming experience to you and your guests, No.2 Forbury Place's hotel-style reception and concierge service create the perfect first impression. Connected to the spacious and light-filled central atrium, the fully Wi-Fi-enabled reception features multiple seating areas, plus workbenches and coffee facilities. It's the ideal spot for a quick 'touch down' or an informal meeting.

The building is served by six destination controlled lifts, enabling access to Grade A offices which provide abundant light, space and flexibility. The floor to ceiling windows and light-filled central atrium ensure that natural light is maximised throughout. With large floorplates that can easily be split and configured to your requirements, you'll find a home with cutting-edge versatility to suit your business needs.

In the basement you'll find gym-style shower and changing facilities, plus car parking, electric charging points, secure cycle spaces and bike lockers. Every amenity has been carefully designed for your team's physical and mental wellbeing.



FOR
8,900 TO
141,000
SQFT

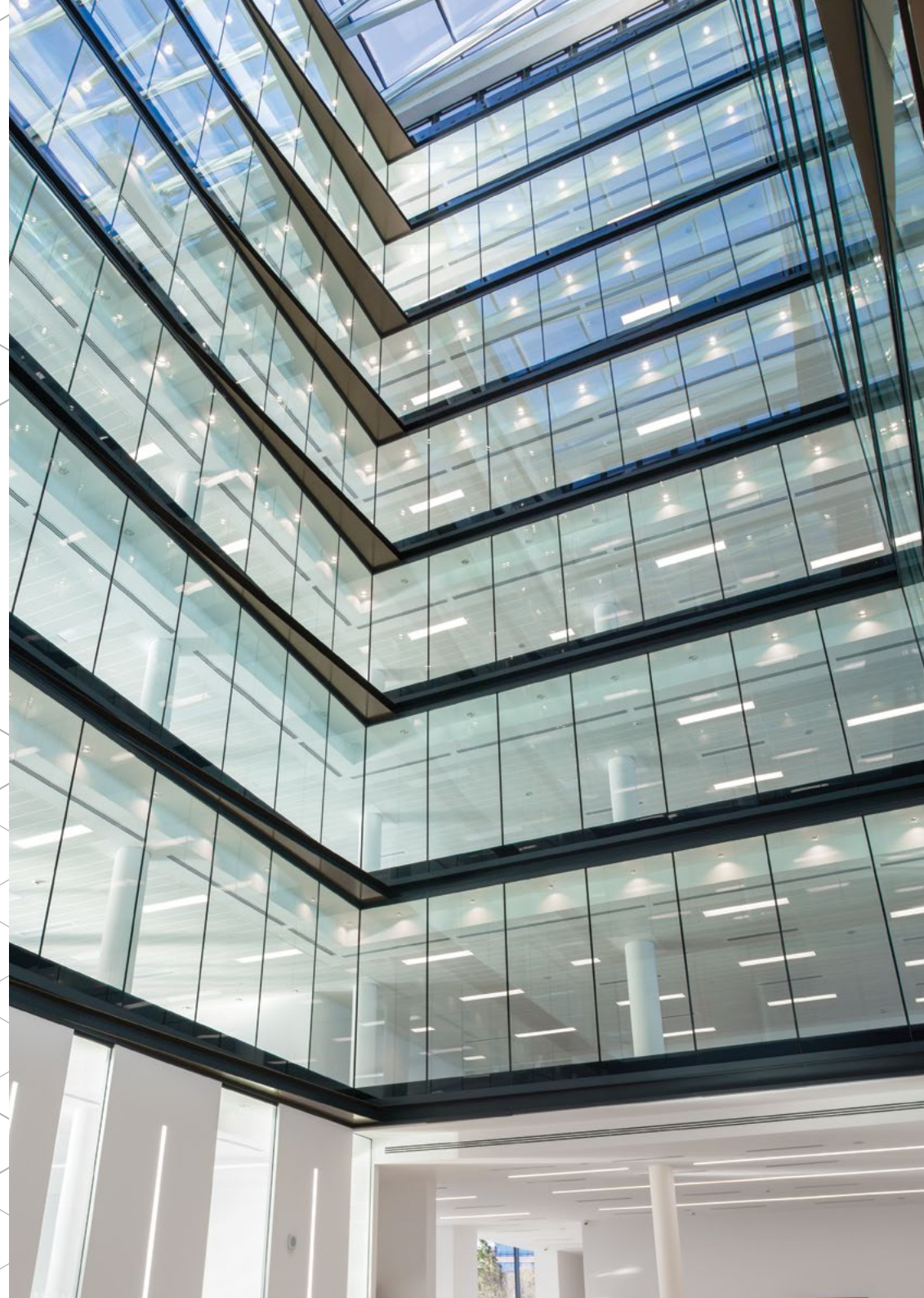
AVAILABILITY & FLEXIBILITY

With West End quality workspace available from 8,900 sq ft up to 141,000 sq ft, No.2 Forbury Place offers unique versatility. At 27,000 sq ft, the floorplates are the largest in Reading town centre, and are wrapped around a central atrium which provides abundant natural light throughout the building. With upper floors able to offer from 11,500 sq.ft, the building is designed to flex for your individual business needs.

AREA (IMPS3)	SQ FT	SQ M
Floor 7	LET	LET
Floor 6	LET	LET
Floor 5	27,321	2,538
Floor 4	27,321	2,538
Floor 3	27,321	2,538
Floor 2	27,321	2,538
Floor 1	22,616	2,101
Floor G	8,922	829
TOTAL	140,822	13,083



FOR UP
TO 6
FLOORS



FOR
LARGE





FOR
SMALL

FOR A
CHEEKY
HALF



FOR THE
FULL
MONTH

FOR
27,000 SQ FT
FLOORPLATES





The Forbury Kitchen

FOR THE
ESSENTIAL
EXTRAS

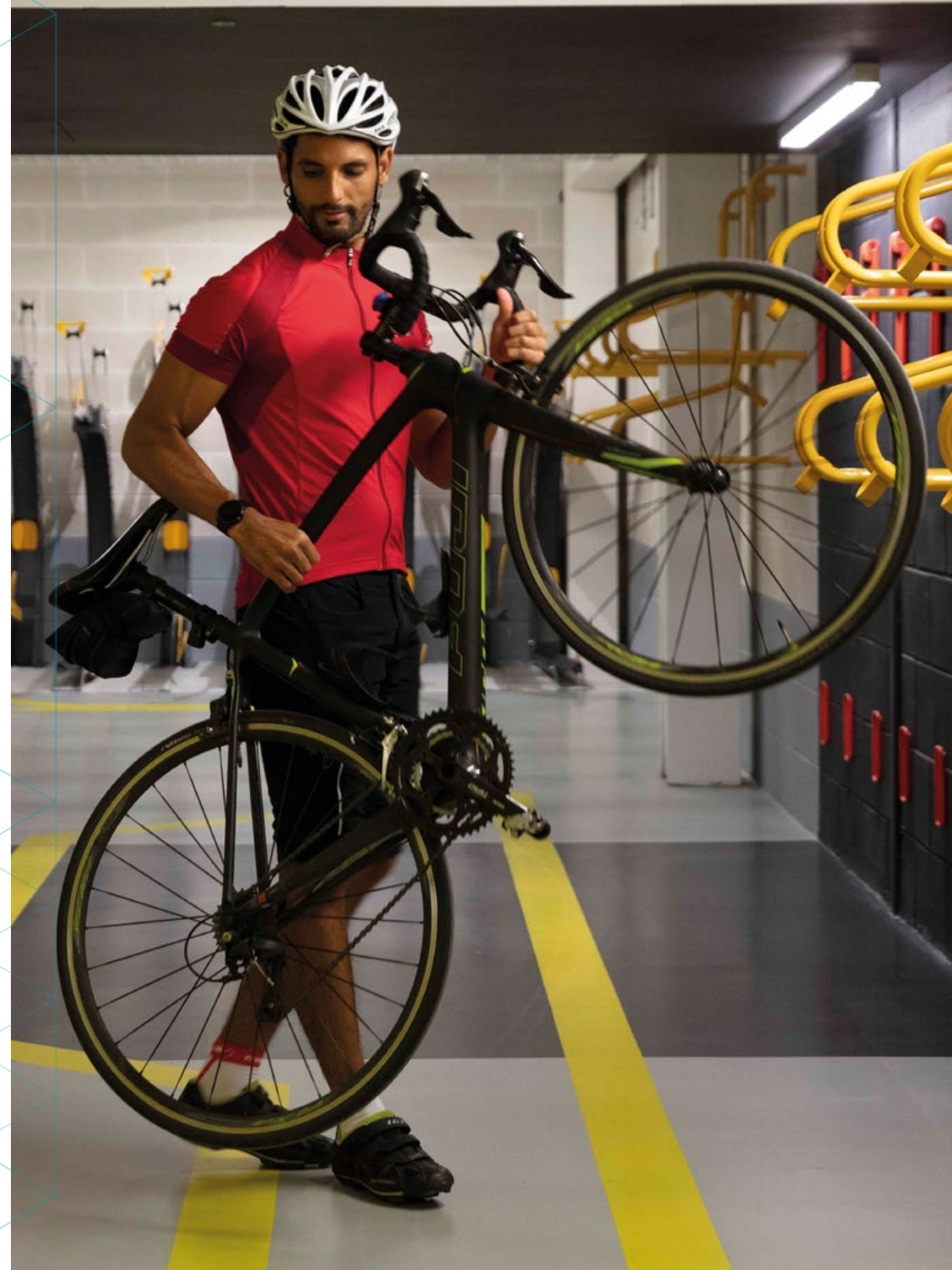
ON-SITE AMENITIES

Everything your business needs is right here. As well as our expert concierge service and relaxing Wi-Fi-enabled atrium, in The Forbury Kitchen at No.3 you'll find a well-stocked cafe serving a tempting selection of hot and cold food and drinks throughout the day.

For two-wheeled commuting, you'll find a wealth of facilities. The basement is home to 255 cycle spaces including 57 folding bike lockers, while a further 16 Brompton bikes are available for our occupants' use. We also provide bike servicing facilities and a cleaning station to keep your bike in tip-top condition. If you're running low on battery, you'll find 12 charging lockers for tablets and phones. With gym-style showers and changing facilities including ironing boards and hair dryers, you'll be looking your best in no time at all.



255
SECURE
CYCLE
SPACES
WITH
LOCKERS





225 PARKING SPACES

DEDICATED
ON SITE
CONCIERGE





CONCIERGE
CAR PARKING
& CHARGING
BIKE STORAGE
& MAINTENANCE
SHOWER &
CHANGING
LOCKERS



WI-FI
CONNECTED
ATRIUM
SPACE
WITH
COFFEE
FACILITIES

FOR
HEY!
HOW'S
IT
GOING?





COFFEE MOO
ESPRESSO L
CAPPUCCINO
FRAPPE MAC
AMERICANO
FLAT WHITE
CORTADO B
HA LATTE F
MACCHIATO

A woman with long blonde hair is smiling and eating a sandwich. She is wearing a grey cardigan over a white t-shirt with green horizontal stripes. In the foreground, the back of a man's head and shoulders are visible, looking towards the woman. The background is bright and out of focus.

FOR
LET'S DO LUNCH



FOR
THOSE
IN THE
SADDLE



FOR
TUNE-UPS



FOR
ARRIVING
REFRESHED

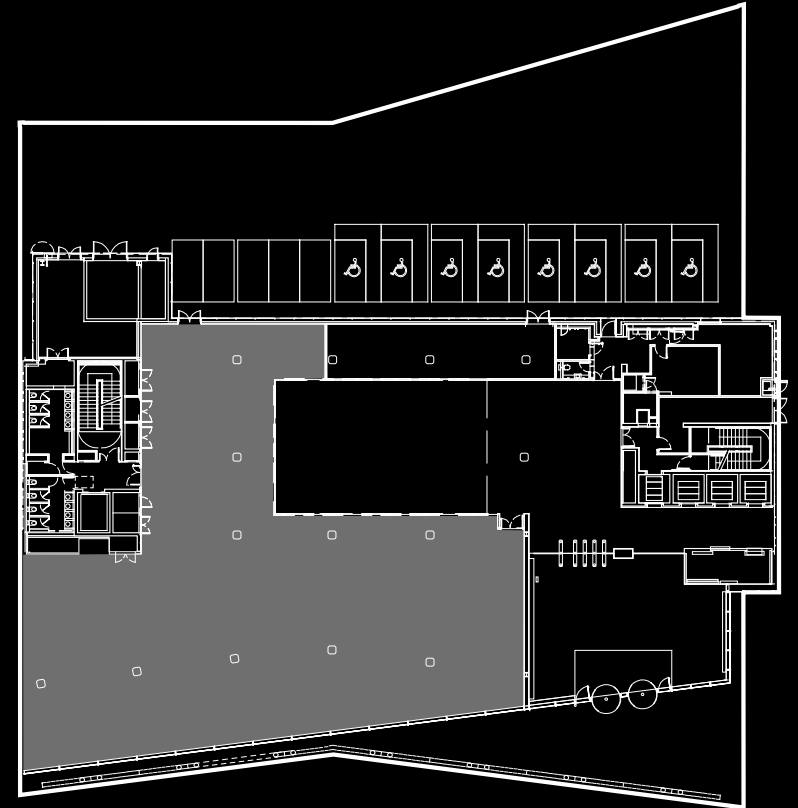
AND
LOOKING
YOUR BEST





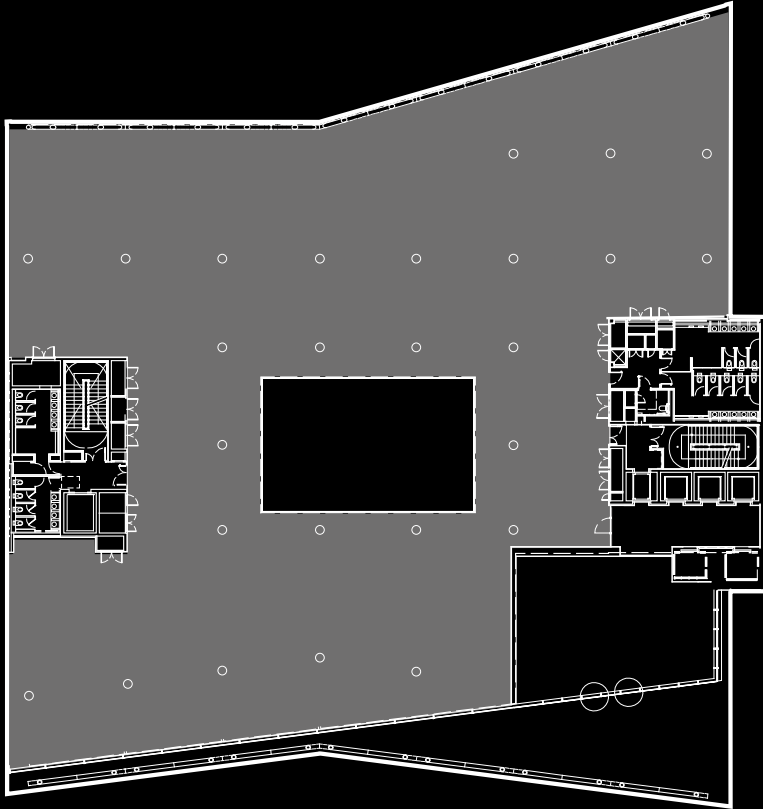


FOR FINDING YOUR SPACE

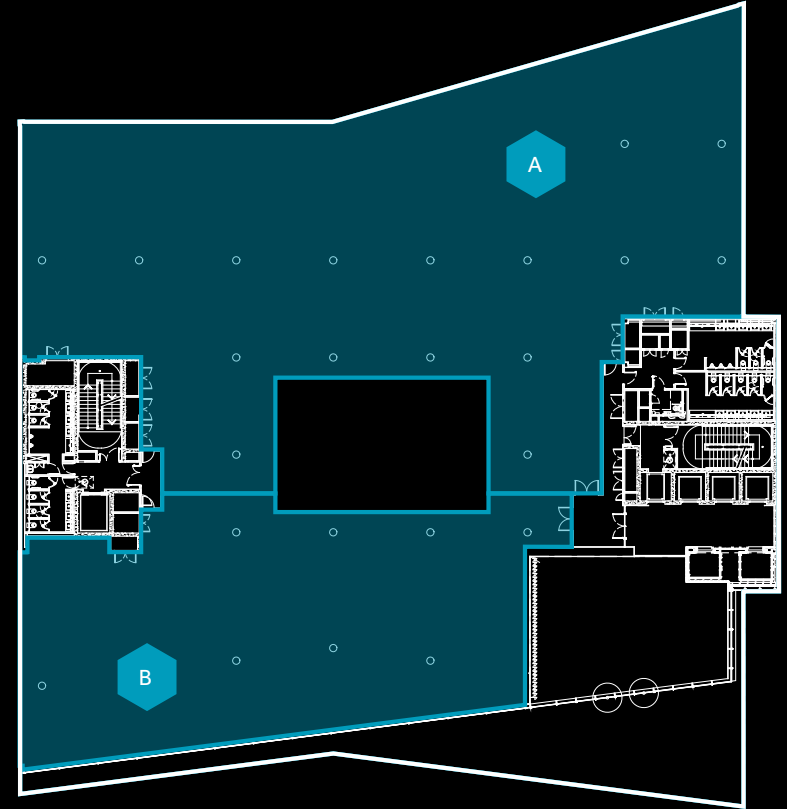


GROUND FLOOR

8,922 SQ FT / 829 SQ M



FLOOR 1
22,616 SQ FT / 2,101 SQ M



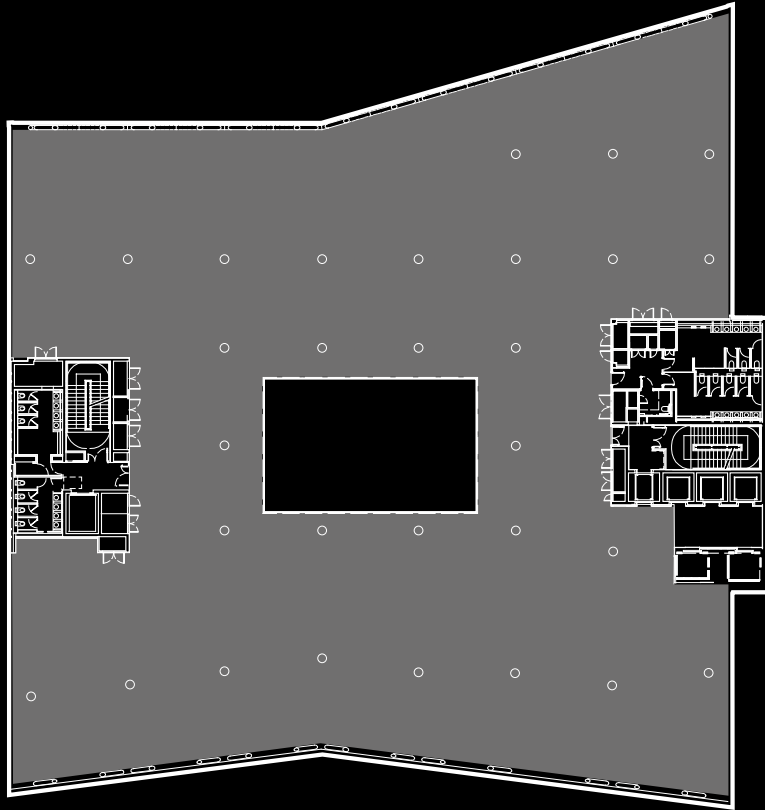
FLOOR 1
SUBDIVISIONS

A 14,650 SQ FT
1,361 SQ M

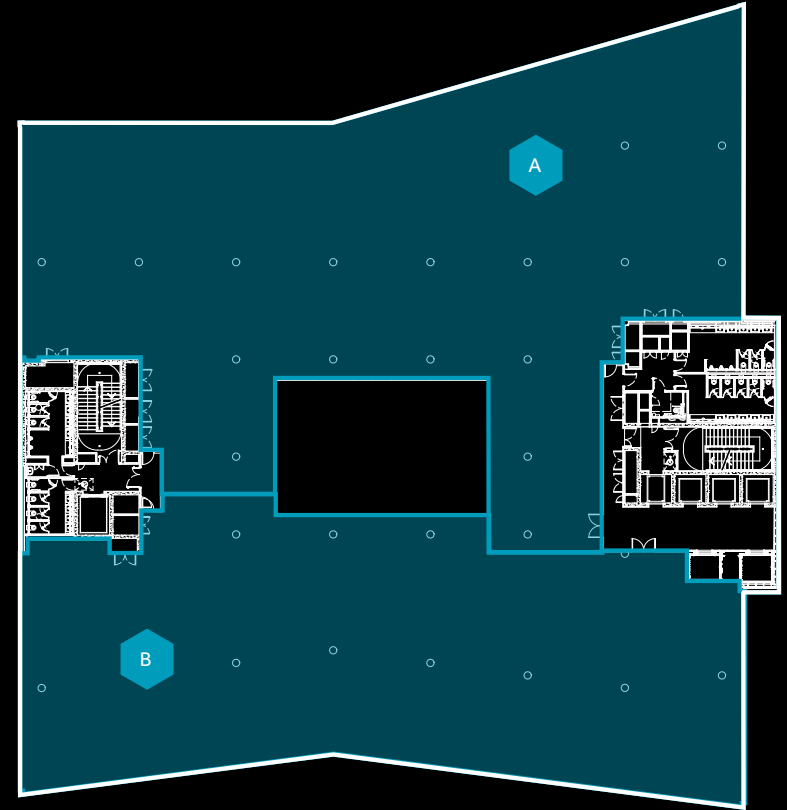
B 7,416 SQ FT
689 SQ M



2345



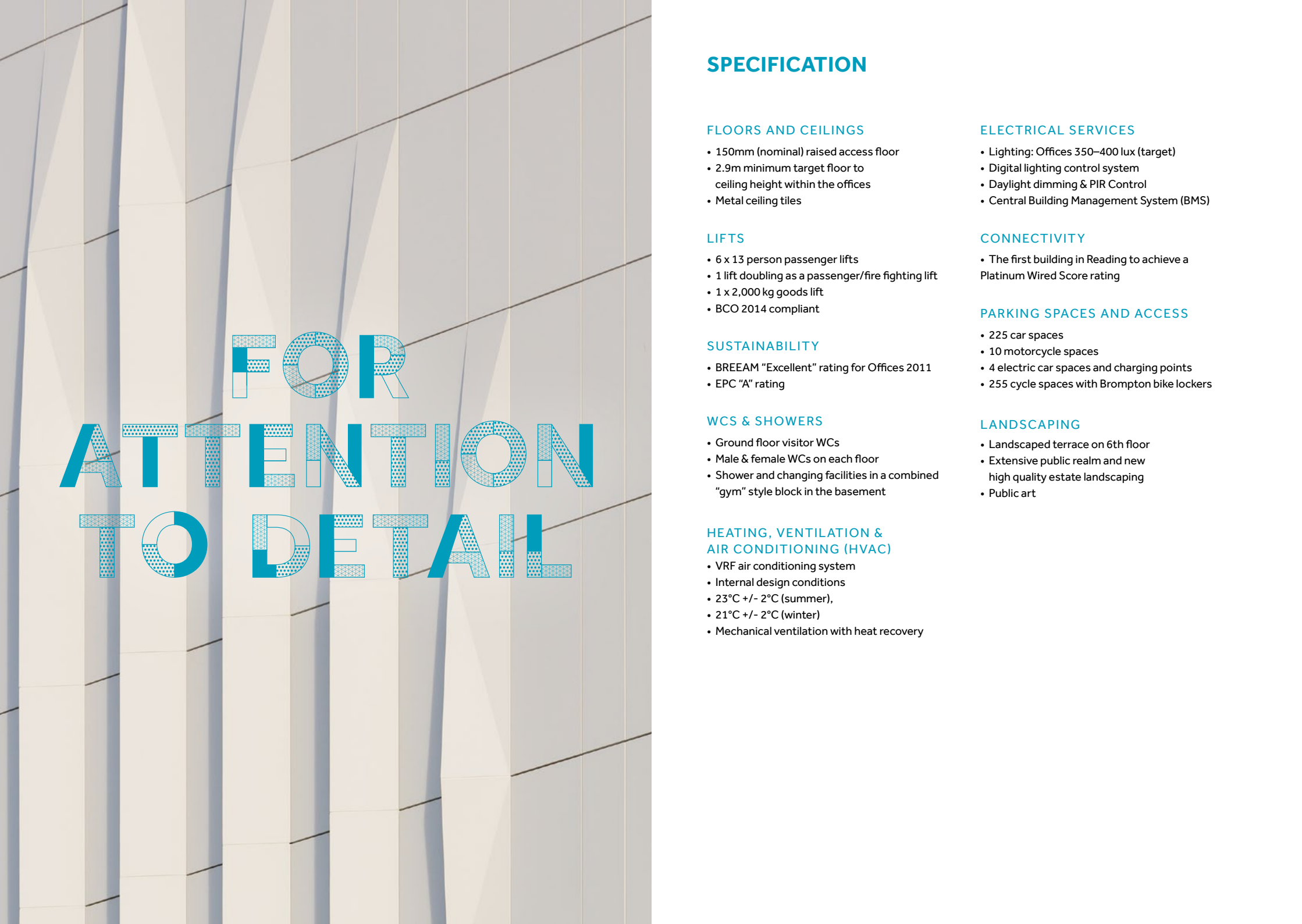
FLOORS 2,3,4,5
27,321 SQ FT / 2,538 SQ M



FLOORS 2,3,4,5
SUBDIVISIONS

A 15,070 SQ FT
1,400 SQ M

B 11,463 SQ FT
1,065 SQ M



FOR ATTENTION TO DETAIL

SPECIFICATION

FLOORS AND CEILINGS

- 150mm (nominal) raised access floor
- 2.9m minimum target floor to ceiling height within the offices
- Metal ceiling tiles

LIFTS

- 6 x 13 person passenger lifts
- 1 lift doubling as a passenger/fire fighting lift
- 1 x 2,000 kg goods lift
- BCO 2014 compliant

SUSTAINABILITY

- BREEAM "Excellent" rating for Offices 2011
- EPC "A" rating

WCS & SHOWERS

- Ground floor visitor WCs
- Male & female WCs on each floor
- Shower and changing facilities in a combined "gym" style block in the basement

HEATING, VENTILATION & AIR CONDITIONING (HVAC)

- VRF air conditioning system
- Internal design conditions
- 23°C +/- 2°C (summer),
- 21°C +/- 2°C (winter)
- Mechanical ventilation with heat recovery

ELECTRICAL SERVICES

- Lighting: Offices 350–400 lux (target)
- Digital lighting control system
- Daylight dimming & PIR Control
- Central Building Management System (BMS)

CONNECTIVITY

- The first building in Reading to achieve a Platinum Wired Score rating

PARKING SPACES AND ACCESS

- 225 car spaces
- 10 motorcycle spaces
- 4 electric car spaces and charging points
- 255 cycle spaces with Brompton bike lockers

LANDSCAPING

- Landscaped terrace on 6th floor
- Extensive public realm and new high quality estate landscaping
- Public art

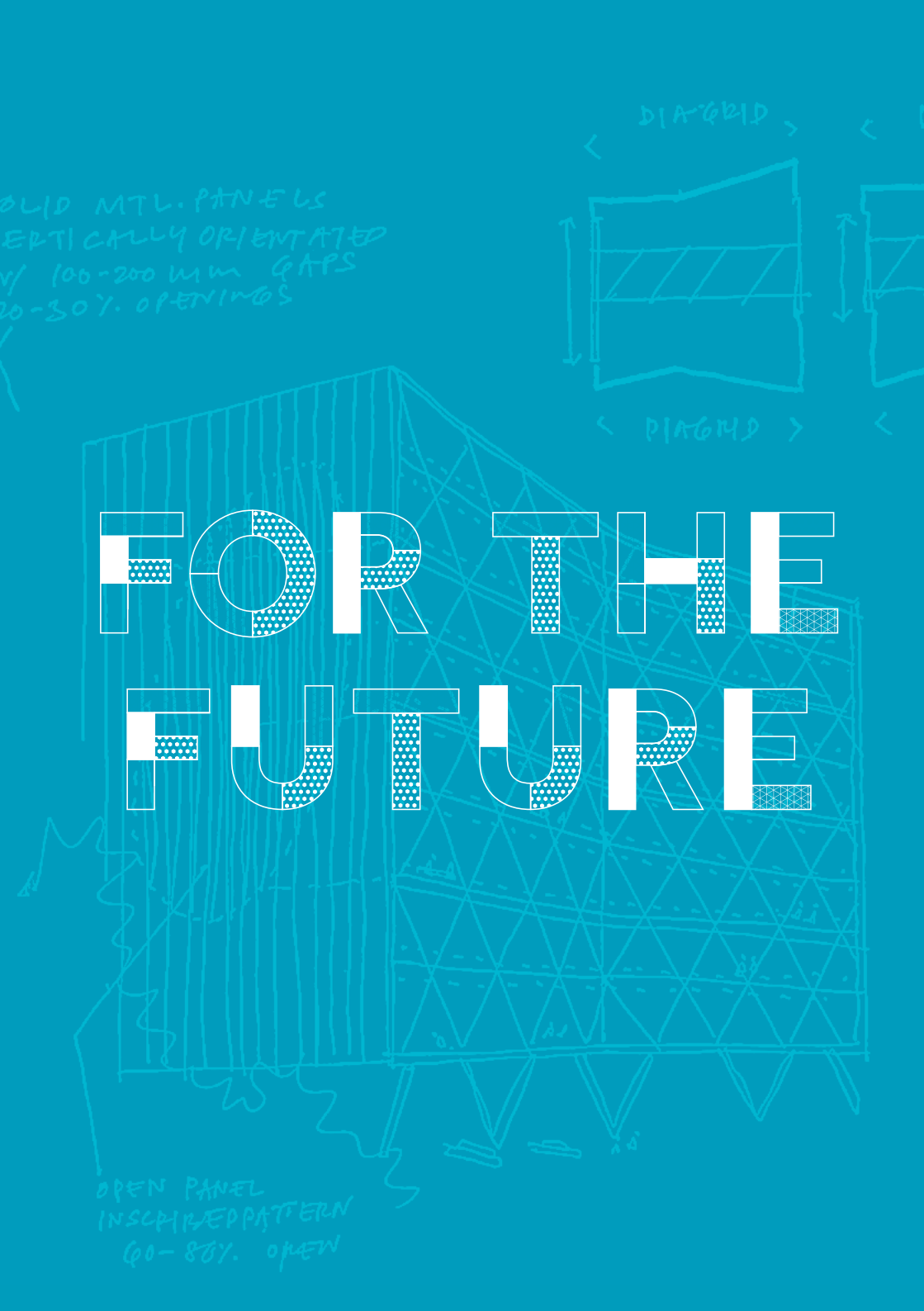


FOR A
PLATINUM
WIRED
SCORE





FOR
EPCA



FOR THE FUTURE

Handwritten notes on the drawings include: 'SOLID MTL. PANELS VERTICALLY ORIENTATED w/ 100-200mm GAPS 20-30% OPENINGS', 'DIAGRID', 'DIAGRID', and 'OPEN PANEL INSPIRED PATTERN 60-80% OPEN'.

SUSTAINABILITY

The green credentials of any building are extremely important to an occupier, to help maintain efficient running costs.

This has been at the forefront of the design for No.2 Forbury Place and the building has achieved the following:

DESIGN

The design of the building exceeds the requirements of Building Regulations Part L 2A 2010.

Passive design measures have been incorporated into the development, including a design to achieve good day lighting factors, specifying the U values of the thermal elements and controlled fittings to be improved over the minimum Building Regulation requirements. The building's specification has been designed to include energy efficiency measures and Low and Zero Carbon technologies such as air source heat pumps, Micro CHP (Combined Heat & Power) unit and photovoltaic panels to help minimise CO₂ emissions associated with operational energy consumption.

BREEAM & EPC RATING

- The building has achieved a BREEAM for Offices 2011 rating of "Excellent" • The building has achieved an EPC rating of "A" (22).

ENERGY SAVING FEATURES

- Lighting: daylight dimming and PIR control
- Air source heat pumps
- Rainwater harvesting
- Electric car charging points
- Photovoltaic panels
- Green roof
- Low water volume flush WCs
- Low water volume taps
- Energy metering and sub metering
- Highly efficient façade
- Mechanical ventilation heat recovery
- Improved specific fan power (SFP's)
- Energy efficient luminaires

ADDITIONAL BENEFITS

- Excellent public transport connections
- Provision of cyclist parking spaces
Brompton lockers, gym standard showers and changing facilities
- Sustainably sourced timber
- Production of a building user guide
- Extensive public realm and landscaped areas
- Landscaped terraces
- Considerate Constructors award

FOR MORE INFORMATION

To find out more about the options at Forbury Place,
or to discuss the requirements of your business please
contact one of our agents below.

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