



**Nº2 FORBURY PLACE**  
FOR SPACE

[FORBURYPLACE.COM](http://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  
SQ FT



#### 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
<b>TOTAL</b>	<b>140,822</b>	<b>13,083</b>



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 smiling woman with blonde hair is eating a sandwich. She is wearing a grey cardigan over a white and green striped shirt. In the foreground, the back of a man's head is visible, looking towards her. 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

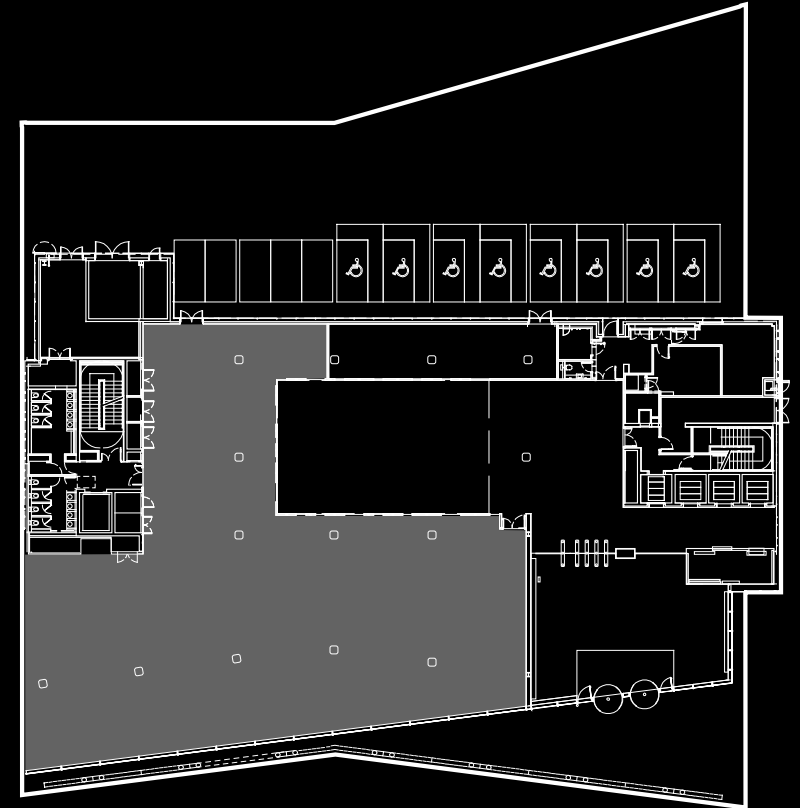






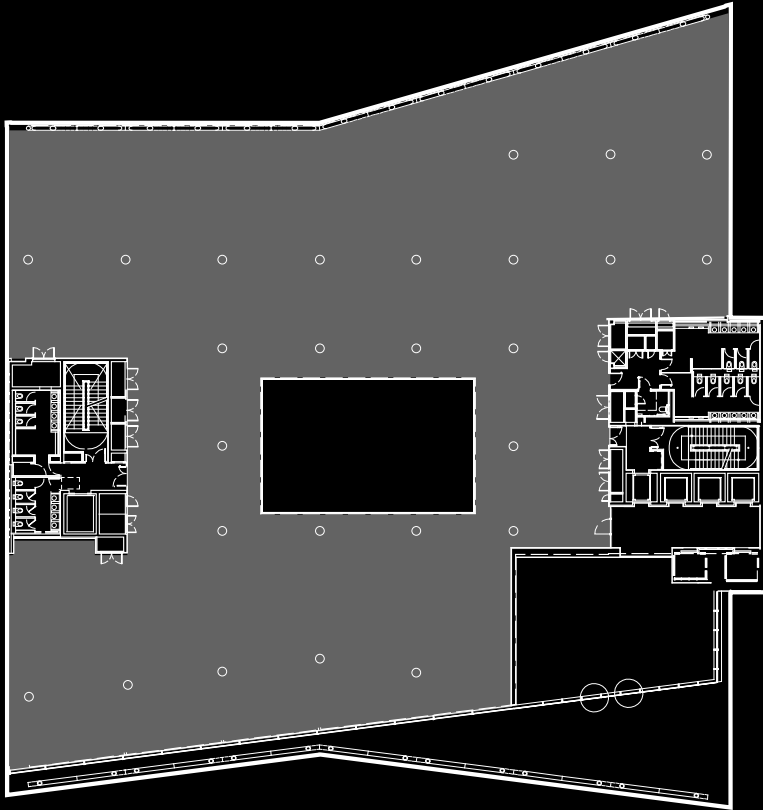


# FOR FINDING YOUR SPACE

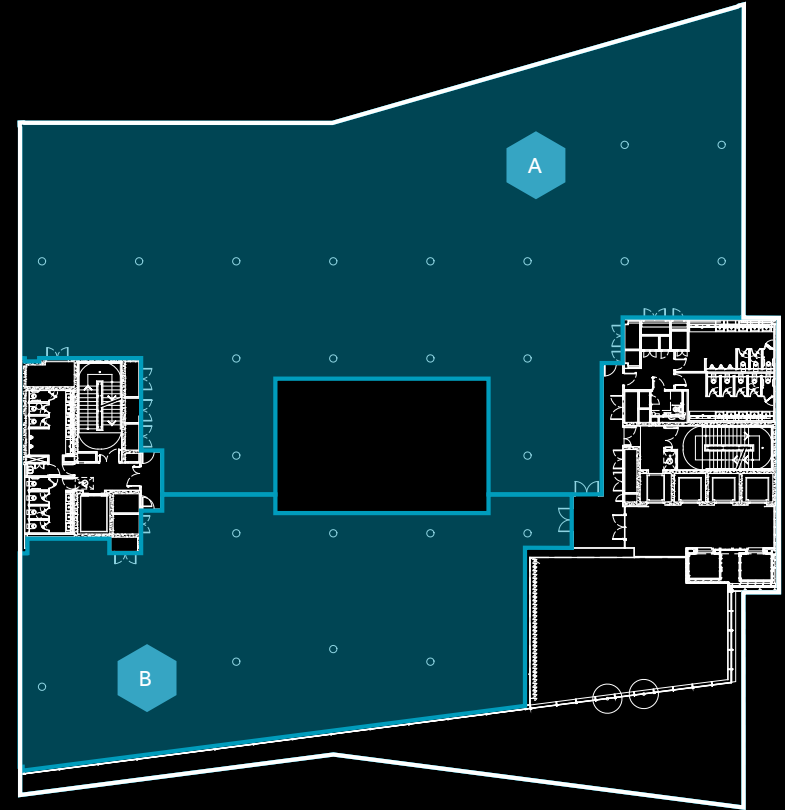


GROUND FLOOR

8,922 SQ FT / 829 SQ M



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



FLOOR 1  
SUBDIVISIONS

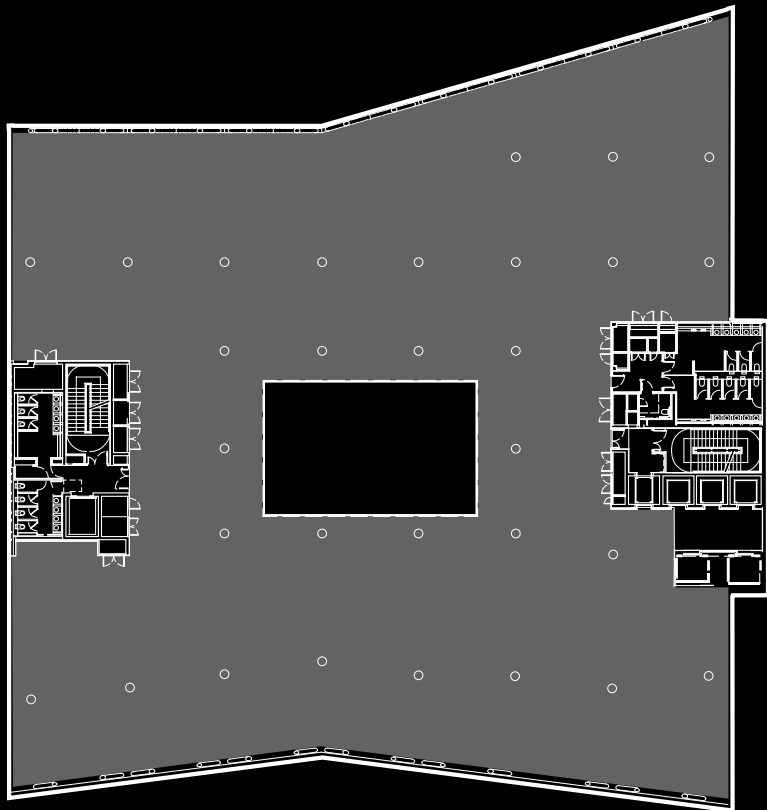
**A** 14,650 SQ FT  
1,361 SQ M

**B** 7,416 SQ FT  
689 SQ M

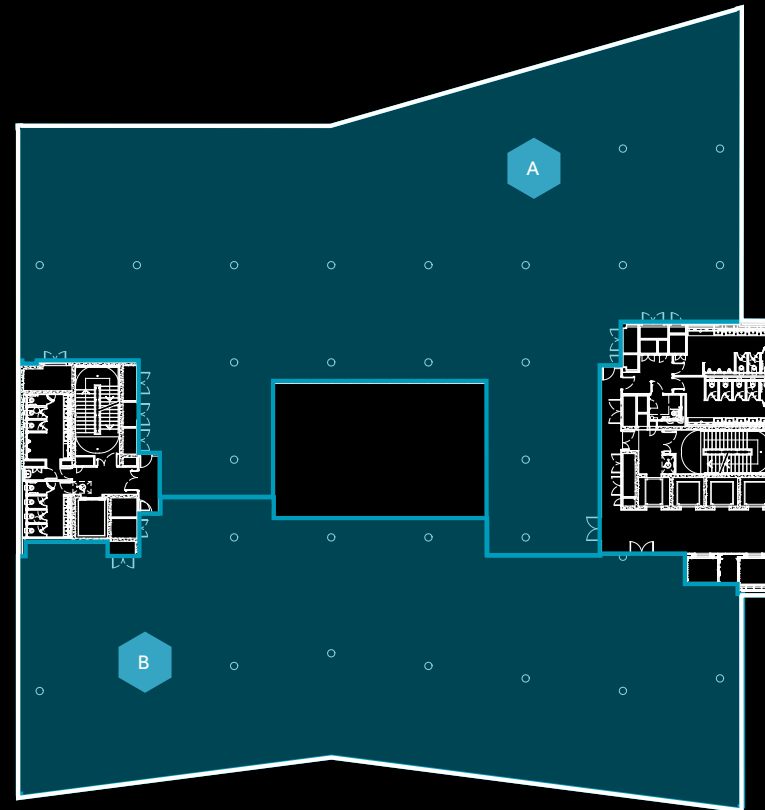




# 2345



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

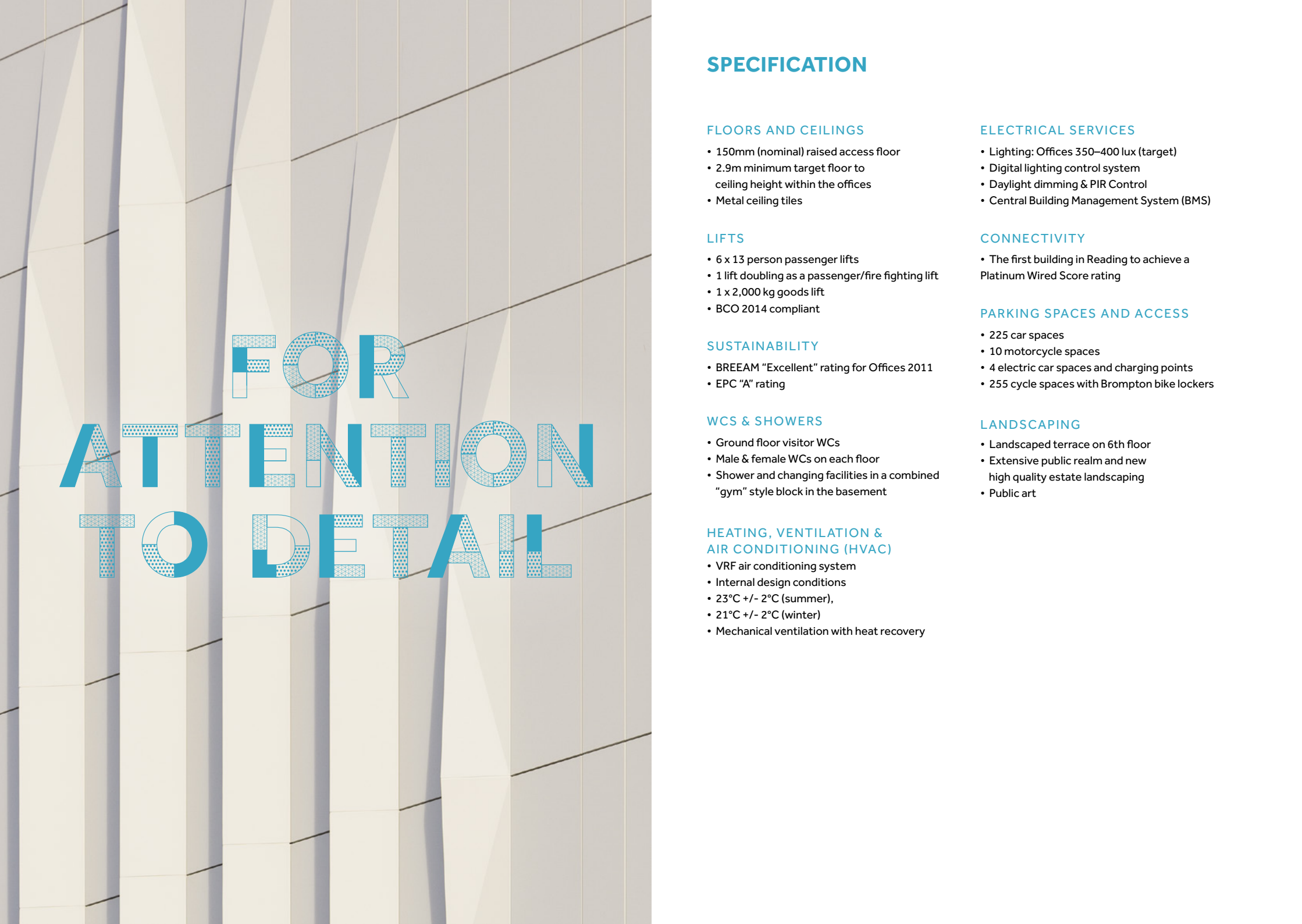


FLOORS 2,3,4,5  
SUBDIVISIONS

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



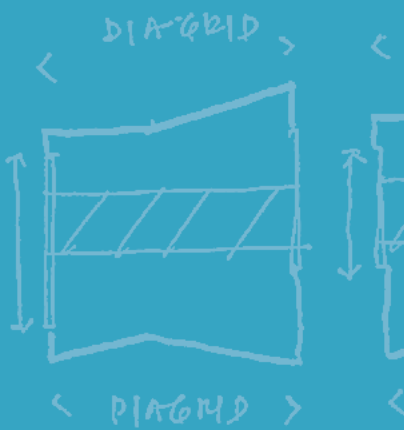




FOR  
EPCA



SOLID MTL. PANELS  
VERTICALLY ORIENTATED  
w/ 100-200mm GAPS  
0-30% OPENINGS



# FOR THE FUTURE

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 CO<sub>2</sub> 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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