QUEEN VICTORIA STREET



FRIAR STREET

READING

A PRIME LANDMARK F&B DESTINATION

Perfectly Positioned
Strategically Located



Connectivity

2 MIN
Walk from Reading Station

4 MIN
Walk to The Oracle Shopping Centre

23 MIN
Direct to London Paddington via Elizabeth Line

20M+
Annual passengers through Reading Station

PRIME PITCH

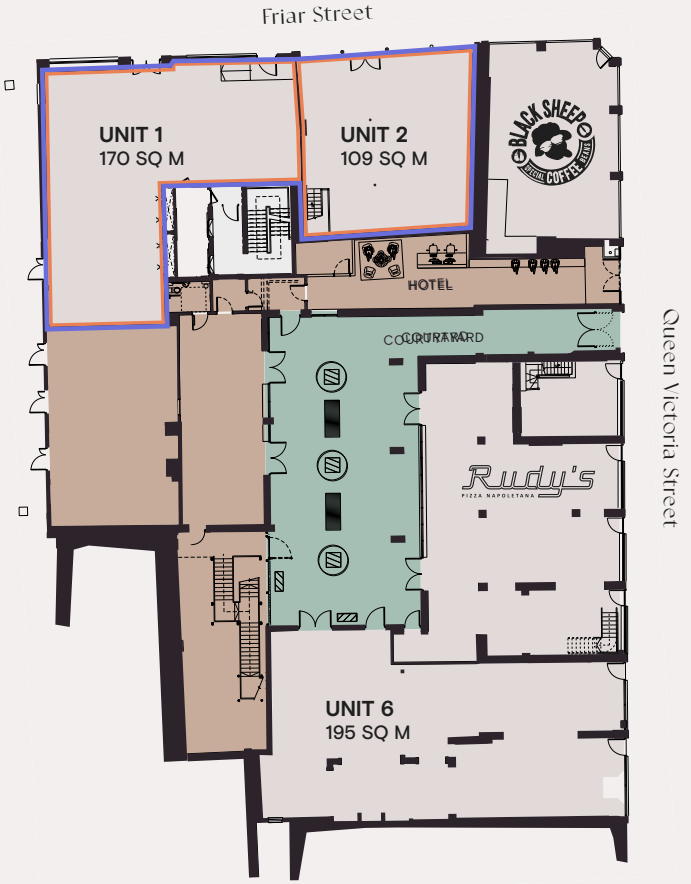

ELIZABETH LINE
BRUNEL ARCADE
STATION APPROACH
STATUE
COACH STATION
ENTRANCE
UNDER ALTERATION
BLAGRAVE STREET
FORBURY ROAD
APEX PLAZA
FORBURY COURT
AQUIS HOUSE 49 - 51
GARRARD STREET
THAMES TOWER 37 - 45
MERCHANTS PLACE
PROJECTION EAST 1 - 29
PROJECTION WEST
STATION ROAD
GREAT WESTERN HOUSE
VENTURE HOUSE
ALDWYCH HOUSE
BLAGRAVE STREET
VALPY STREET
NORTH GATE HO
STATION HILL REDEVELOPMENT
REVOLUTION BAR & RESTAURANT
IBIS HOTEL
NOVOTEL HOTEL
WILSON TERRACE
THE MUSEUM OF READING
COUNCIL OFFICES
FRIAR STREET
FRIAR STREET
UNIT 1
UNIT 2
UNIT 6
FIFE COURT
QUEEN VICTORIA STREET
CROSS STREET
MARKS & SPENCER VARIETY STORE (2 RETAIL FLOORS)
GOVERNMENT BUILDING
BRISTOL & WEST ARCADE CLOSED - UNDER ALTERATION
PLACE OF WORSHIP
MARKET PLACE
WEST STREET
LOADING
UNION STREET
BROAD STREET

UNIT 1 & 2





FRIAR STREET



Ground-floor units with access to a shared central courtyard and outside seating. Split options may be available.

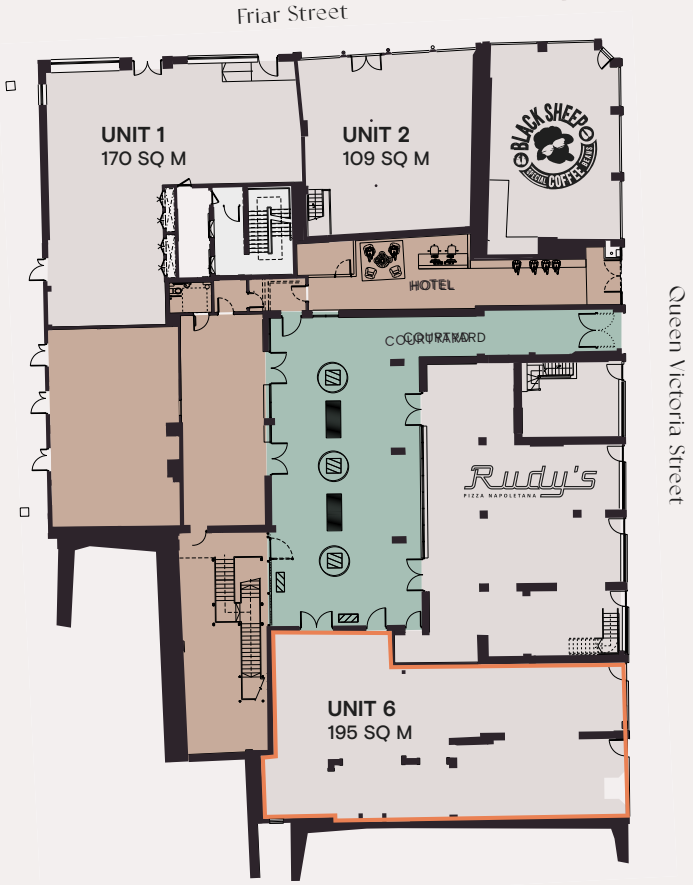
Unit	Floor	NIA (sq ft)	NIA (sq m)
Unit 1	Ground	1,830	170
Unit 2	Ground	1,173	109
	Basement	1.083	101
Combined	Ground	3,303	279
	Basement	1,083	101

UNIT 6





QUEEN VICTORIA STREET



Ground-floor unit with access to a shared central courtyard and outside seating.

Unit	Floor	NIA (sq ft)	NIA (sq m)
Unit 6	Ground	2,282	212
	Basement	872	81

DAVIS COFFER LYONS

Louie Gazdar
lgazdar@dcl.co.uk
+44 (0)20 7299 0745

CBRE

Piers Finley
piers.finley@cbre.com
+44 (0)7557 449622

Misrepresentation Act: These particulars are produced in good faith and set out as a general guide only; they do not constitute part of a contract. Rents/prices quoted are exclusive of VAT. Plans are indicative only and not to scale.