

Lease Availability Report

The Blade - Abbey St

Reading, RG1 3BD - Reading Central Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	2009
NIA:	110,432 SF
Floors:	14
Typical Floor:	8,190 SF
Land Area:	4.73 AC

AVAILABILITY

Min Divisible:	94 SF
Max Contig:	8,190 SF
Total Available:	24,828 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 3rd	Office	Serviced Office	94 - 799	799	Withheld			Negotiable
P 4th	Office	Serviced Office	94 - 926	926	Withheld			

SALE

Last Sale: Sold on 26 Oct 2017 for £39,100,000 (£354.06/SF) at 7.84% Yield

BUILDING AMENITIES

Air Conditioning, Bicycle Storage, Concierge, Conferencing Facility, Controlled Access, Demised WC facilities, EPC - C, Lift Access, Property Manager on Site, Raised Floor, Security System, Shower Facilities, Wi-Fi

TRANSPORTATION

Parking:	20 Covered Spaces are available; Ratio of 0.18/1,000 SF
Commuter Rail:	3 minute drive to Reading Commuter Rail
Airport:	38 minute drive to London Heathrow Airport

KEY TENANTS

Pure Offices	16,378 SF	Ascential	13,253 SF
Barton Willmore	11,981 SF	Urban Science	8,191 SF
Signant Health	8,190 SF	CMS	5,735 SF

Lease Availability Report

17 Blagrove St

Reading, RG1 1QB - Reading Central Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1912
NIA:	5,424 SF
Floors:	5
Typical Floor:	900 SF
Land Area:	0.12 AC

AVAILABILITY

Min Divisible:	837 SF
Max Contig:	837 SF
Total Available:	837 SF
Asking Rent:	£23.89/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 3rd	Office	Direct	837	837	£23.89/SF	£10.43/SF	£10.77/SF	Negotiable

SALE

Last Sale: Sold on 5 Sep 1991 for £775,000 (£142.88/SF) at 10.00% Yield

BUILDING AMENITIES

Air Conditioning, Security System

TRANSPORTATION

Commuter Rail: 2 minute drive to Reading Commuter Rail
Airport: 38 minute drive to London Heathrow Airport

KEY TENANTS

Winkworth Estate Agents	1,122 SF	CenturyLink	900 SF
Wessington Group Ltd	900 SF	Intellectual Property Online Ltd	804 SF
Tribal Systems	794 SF		

Lease Availability Report

10-14 Duke St

Reading, RG1 4RU - Reading Central Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1981
NIA:	7,368 SF
Floors:	5
Typical Floor:	1,351 SF
Land Area:	0.08 AC

AVAILABILITY

Min Divisible:	904 SF
Max Contig:	2,042 SF
Total Available:	2,946 SF
Asking Rent:	£25.44/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	904	904	£25.44/SF			5 - 20 Yrs

SALE

Last Sale: Sold on 31 Dec 1989 for £1,925,000 (£261.26/SF) at 6.65% Yield

BUILDING AMENITIES

Accent Lighting, Air Conditioning, Security System

TRANSPORTATION

Parking:	8 free Covered Spaces are available; Ratio of 1.08/1,000 SF
Commuter Rail:	4 minute drive to Reading Commuter Rail
Airport:	38 minute drive to London Heathrow Airport

KEY TENANTS

Part Time Recruitment Ltd	2,042 SF	Fj Cleveland & Co	1,865 SF
Certus Sales (UK) Ltd	1,412 SF	Wrap It Up	704 SF
Vape Sage	228 SF	Mama's Way Limited	200 SF

Lease Availability Report

Dog House - 149-150 Friar St

Reading, RG1 1HE - Reading Central Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1880
NIA:	7,877 SF
Floors:	5
Typical Floor:	200 SF
Land Area:	0.06 AC

AVAILABILITY

Min Divisible:	789 SF
Max Contig:	789 SF
Total Available:	789 SF
Asking Rent:	£42,500 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	789	789	£42,500 PA			Negotiable

SALE

Last Sale: Sold on 18 Dec 2017 for £3,200,000 (£406.25/SF) at 3.96% Yield

BUILDING AMENITIES

Bus Line, Security System, Storage Space

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	2 minute drive to Reading Commuter Rail
Airport:	39 minute drive to London Heathrow Airport

KEY TENANTS

Snappy Snaps	1,117 SF	TCN	900 SF
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Lease Availability Report

Units 9 - 26, Greys Green Business Centre - Greys Green Henley-On-Thames, RG9 4QG - South Oxfordshire Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1954
NIA:	20,554 SF
Floors:	1
Typical Floor:	20,554 SF
Land Area:	0.69 AC

AVAILABILITY

Min Divisible:	340 SF
Max Contig:	2,073 SF
Total Available:	3,624 SF
Asking Rent:	£19.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	709	709	£19.00/SF			Negotiable
P GRND	Office	Direct	502	502	£19.00/SF			Negotiable

SALE

Last Sale: Portfolio of 2 Properties in Henley-On-Thames Sold on 16 Jun 2021 for £3,000,000 (£99.09/SF)

BUILDING AMENITIES

24 Hour Access, Air Conditioning, EPC - E, Natural Light, Secure Storage, Security System, Storage Space

TRANSPORTATION

Parking:	26 Surface Spaces are available; Ratio of 1.18/1,000 SF
Commuter Rail:	10 minute drive to Henley-On-Thames Commuter Rail
Airport:	43 minute drive to London Heathrow Airport

KEY TENANTS

HC Ltd	1,930 SF	Perfectly Paleo	680 SF
Crème de la Crumb	267 SF	Mr John Angerson	266 SF

Lease Availability Report

35-35A Hart St

Henley On Thames, RG9 2AR - South Oxfordshire Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1750
NIA:	2,820 SF
Floors:	3
Typical Floor:	784 SF
Land Area:	0.09 AC

AVAILABILITY

Min Divisible:	725 SF
Max Contig:	725 SF
Total Available:	725 SF
Asking Rent:	£26,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	725	725	£26,000 PA			Negotiable

BUILDING AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	2 Surface Spaces are available; Ratio of 0.85/1,000 SF
Commuter Rail:	2 minute drive to Henley-On-Thames Commuter Rail
Airport:	34 minute drive to London Heathrow Airport

Lease Availability Report

The Aquarium - King St

Reading, RG1 2AN - Reading Central Submarket



BUILDING

Type:	Office Unit
Tenancy:	Multiple
Year Built:	Renov 2007
NIA:	20,995 SF
Floors:	5
Typical Floor:	4,096 SF
Land Area:	0.52 AC

AVAILABILITY

Min Divisible:	911 SF
Max Contig:	945 SF
Total Available:	1,856 SF
Asking Rent:	£26.50/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 1st	Office	Direct	911	911	£26.50/SF			Negotiable
P 1st	Office	Direct	945	945	£26.50/SF	£9.32/SF	£6.50/SF	Negotiable

SALE

Last Sale: Unit 8 Sold on 7 Oct 2019 for £450,000 (£288.09/SF)

BUILDING AMENITIES

Air Conditioning, Atrium, Balcony, Raised Floor, Recessed Lighting, Security System, Storage Space

TRANSPORTATION

Commuter Rail: 3 minute drive to Reading Commuter Rail
Airport: 38 minute drive to London Heathrow Airport

KEY TENANTS

Bullitt Group	2,313 SF	Bullitt Group	2,075 SF
Phil Jones Associates	1,868 SF	The Circle Agency	1,784 SF
Chancellors Group Of Estate Agents	1,700 SF	KRE Corporate Recovery Limited	1,647 SF

Lease Availability Report

L024, University of Reading, London Road Campus - London Rd
Reading, RG1 5AQ - Reading Central Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1925
NIA:	12,140 SF
Floors:	2
Typical Floor:	6,070 SF

AVAILABILITY

Min Divisible:	553 SF
Max Contig:	1,183 SF
Total Available:	4,119 SF
Asking Rent:	££14.80 - £23.50/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	553	553	£23.50/SF			Negotiable
P GRND	Office	Direct	574	574	£14.80/SF			1 - 10 Yrs
P 1st	Office	Direct	626	626	£20.80/SF			Negotiable

BUILDING AMENITIES

Fenced Lot

TRANSPORTATION

Commuter Rail:	5 minute drive to Reading Commuter Rail
Airport:	39 minute drive to London Heathrow Airport

Lease Availability Report

Green Park - 100 Longwater Ave

Reading, RG2 6GP - Reading Fringe Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	2001
NIA:	107,514 SF
Floors:	4
Typical Floor:	26,878 SF
Land Area:	3.10 AC

AVAILABILITY

Min Divisible:	298 SF
Max Contig:	8,778 SF
Total Available:	11,974 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 2nd	Office	Direct	983	983	Withheld		£8.33/SF	Negotiable
P 3rd	Office	Direct	961	961	Withheld			Negotiable
P 3rd	Office	Direct	954	954	Withheld			Negotiable

SALE

Last Sale: Portfolio of 23 Properties Sold on 18 May 2016 for £560,000,000 (£331.54/SF)

BUILDING AMENITIES

Accent Lighting, Air Conditioning, Atrium, EPC - D, Raised Floor, Restaurant, Security System

TRANSPORTATION

Commuter Rail: 10 minute drive to Reading Commuter Rail

Airport: 40 minute drive to London Heathrow Airport

KEY TENANTS

THE HEADSET COMPANY UK LTD	61,702 SF	Crowdstrike	13,010 SF
Unit 4 Business Software	6,558 SF	Stonewater	6,526 SF
Cherwell Software	6,524 SF	Ceridian Ltd	6,500 SF

Lease Availability Report

1-3, East Throp House - Paddock Rd

Reading, RG4 5BY - Reading Fringe Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	2011
NIA:	7,780 SF
Floors:	2
Typical Floor:	3,890 SF

AVAILABILITY

Min Divisible:	917 SF
Max Contig:	917 SF
Total Available:	917 SF
Asking Rent:	£21.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	917	917	£21.00/SF			Negotiable

BUILDING AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	8 Surface Spaces are available; Ratio of 1.03/1,000 SF
Commuter Rail:	4 minute drive to Reading Commuter Rail
Airport:	41 minute drive to London Heathrow Airport

KEY TENANTS

Blend Marketing Ltd	1,832 SF	Selway Self Storage Ltd	915 SF
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Lease Availability Report

7, Prospect Mews - Prospect St

Reading, RG1 7YQ - Reading Central Submarket



BUILDING

Type:	Office
Tenancy:	Single
Year Built:	1958; Renov 2010
NIA:	1,022 SF
Floors:	1
Typical Floor:	1,022 SF

AVAILABILITY

Min Divisible:	928 SF
Max Contig:	928 SF
Total Available:	928 SF
Asking Rent:	£14.55/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	928	928	£14.55/SF			Negotiable

SALE

Last Sale: Sold on 30 Sep 2010 for £92,500 (£90.51/SF)

BUILDING AMENITIES

Air Conditioning, Security System, Storage Space

TRANSPORTATION

Parking:	2 Surface Spaces are available; Ratio of 1.96/1,000 SF
Commuter Rail:	3 minute drive to Reading West Commuter Rail
Airport:	41 minute drive to London Heathrow Airport

Lease Availability Report

TOB1, Earley Gate, University of Reading - Wilderness Rd
Reading, RG6 6AT - Wokingham Submarket



BUILDING

Type:	Office
Year Built:	1960
NIA:	2,253 SF
Floors:	1
Typical Floor:	2,253 SF

AVAILABILITY

Min Divisible:	129 SF
Max Contig:	553 SF
Total Available:	553 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Serviced Office	129 - 553	553	Withheld			

TRANSPORTATION

Commuter Rail:	4 minute drive to Earley Commuter Rail
Airport:	36 minute drive to London Heathrow Airport

Lease Availability Report

33 Wood Ln

Reading, RG4 9SJ - South Oxfordshire Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1960
NIA:	840 SF
Floors:	2
Typical Floor:	420 SF
Land Area:	0.02 AC

AVAILABILITY

Min Divisible:	333 SF
Max Contig:	507 SF
Total Available:	840 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	507	507	Withheld	£11.38/SF		Negotiable

BUILDING AMENITIES

24 Hour Access, Air Conditioning, Central Heating, EPC - D, Natural Light, Open-Plan, Recessed Lighting, Secure Storage, Security System, Storage Space

TRANSPORTATION

Parking:	7 Surface Spaces are available; Ratio of 8.33/1,000 SF
Commuter Rail:	15 minute drive to Henley-On-Thames Commuter Rail
Airport:	48 minute drive to London Heathrow Airport

Lease Availability Report

Wyfold Farm - Wyfold Ln

Reading, RG4 9HU - South Oxfordshire Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1900
NIA:	9,286 SF
Floors:	1
Typical Floor:	9,286 SF
Land Area:	0.34 AC

AVAILABILITY

Min Divisible:	876 SF
Max Contig:	876 SF
Total Available:	876 SF
Asking Rent:	£20.55/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	876	876	£20.55/SF		£5.00/SF	3 - 5 Yrs

BUILDING AMENITIES

EPC - C, Kitchen, Reception, Shower Facilities

TRANSPORTATION

Parking:	26 Surface Spaces are available; Ratio of 2.79/1,000 SF
Commuter Rail:	17 minute drive to Pangbourne Commuter Rail
Airport:	50 minute drive to London Heathrow Airport