



## BRUNEL, STATION ROAD READING RG1 1LG

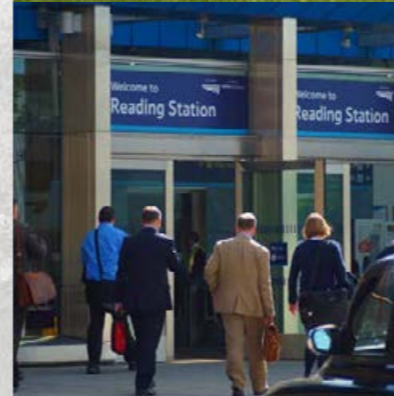
Brunel has been refurbished and provides an aspirational place to work just 100 metres from Reading Station.

### Available Floors

- 5th floor**  
Let to Alpha FX
- 4th floor**  
3,681 sq ft (342 sq m)
- 3rd floor**  
3,681 sq ft (342 sq m)
- Total**  
7,362 sq ft (684 sq m)

The offices benefit from the following outline specification:

- Remodelled entrance/reception
- Refurbished common parts
- VRV air conditioning
- Exposed service design
- Suspended LED lighting
- New WCs
- Shower on each floor
- 2 x 8 person refurbished lifts
- 2 on-site parking spaces
- Covered cycle storage
- EPC "C"

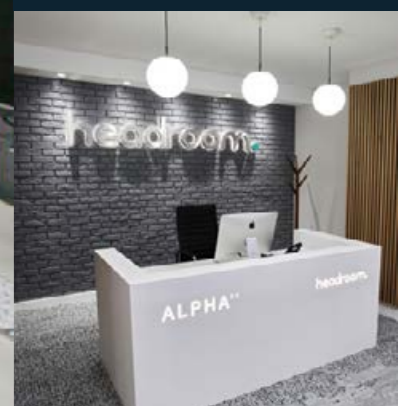




“ In an age when Brunel’s achievements are being enhanced, this workplace seeks to celebrate creative industry and environments ”



**TERMS**  
New lease(s) available directly from the landlord on terms to be agreed.



Fitted out floor, Alpha FX



Fitted out floor, Alpha FX



Fitted out floor, Alpha FX

**RENT & SERVICE CHARGE**  
Upon application.



