

GRADE A URBAN WORKSPACE
IN READING TOWN CENTRE
925 – 6,709 SQ FT
(86 – 623 SQ M)

AQ2reading.co.uk

AQ2



THIRD FLOOR LET TO
CHARLES HUNTER ASSOCIATES



AQ2, 3-5 MARKET PLACE, READING RG1 2HB



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AQ2 is an extensive conversion of the former Barclays Bank building which has created a unique, grade A contemporary urban workspace in the heart of Reading's business community, just a 5 minute walk from Reading Station.

Many of the building's original features have been retained and a range of architectural styles have been integrated and refurbished to provide a unique working environment over basement, ground and three upper floors.

Generous open floor plates can be fitted out to provide energy efficient air-conditioned and flexible modern working spaces.

A dedicated shower block and bike store on the lower ground floor help make AQ2 a place your staff will be proud to work.

A 3rd floor suite of 925 sq ft has been fitted out to provide a number of private meeting spaces together with a separate kitchen area. It benefits from its own WC and dedicated air conditioning.

Specification highlights

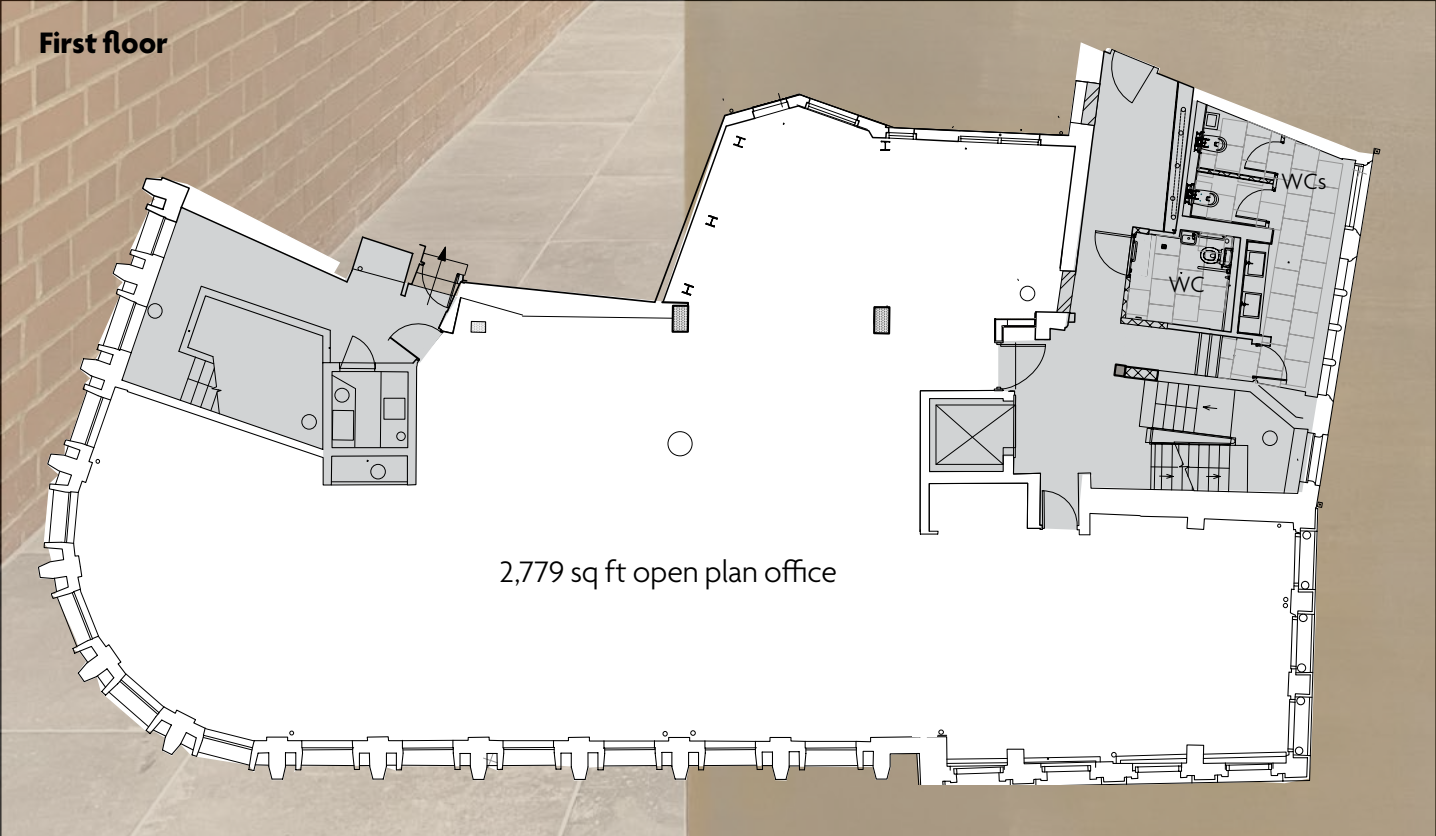
- Contemporary exposed services
- Air conditioning
- Underfloor ducting and cable trays
- Showers, lockers and secure cycle storage
- Exposed brickwork detail
- Excellent natural light
- LED lighting
- 8 person passenger lift
- Unrivalled location





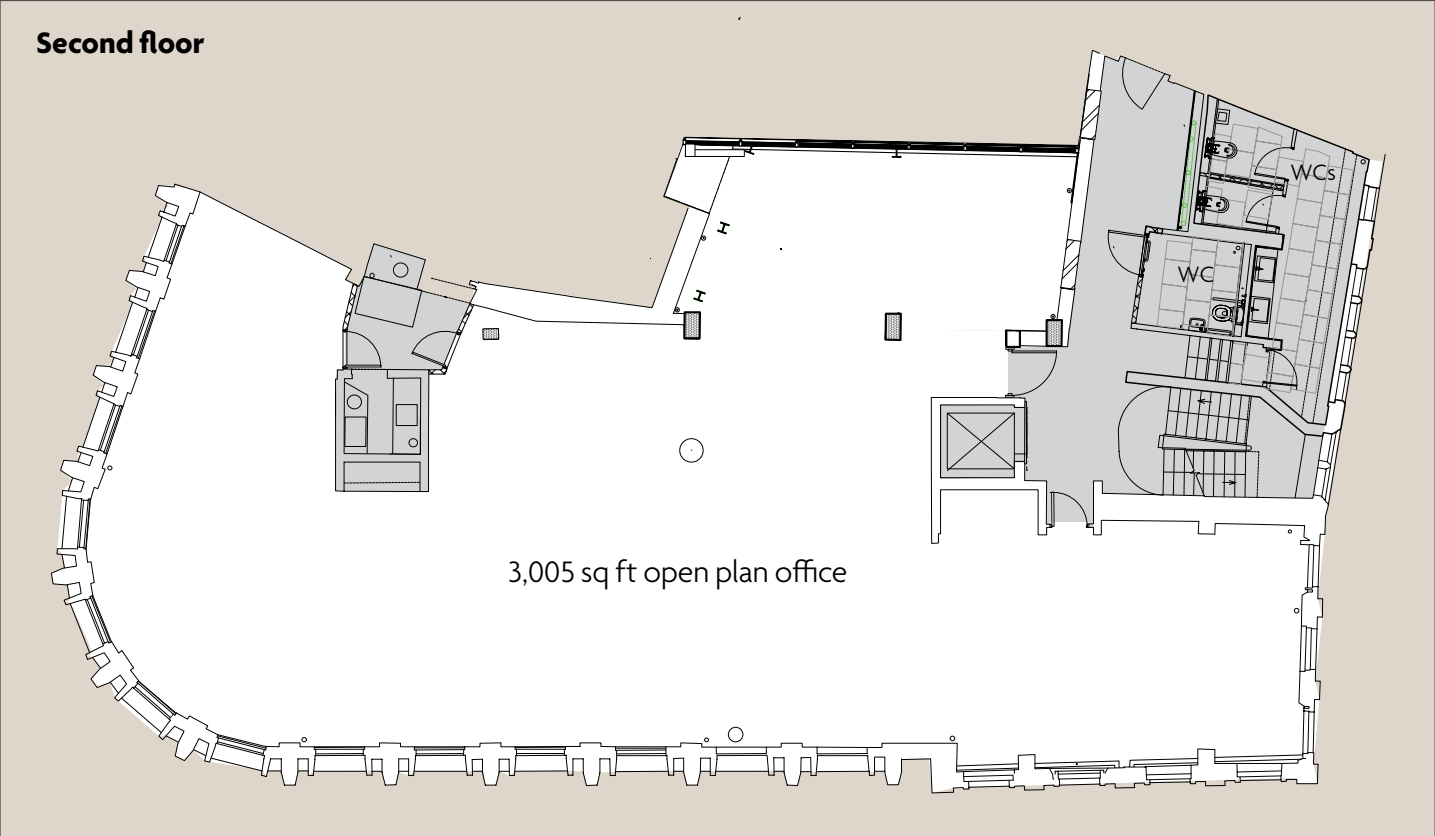
First floor open plan office

Floor	sq ft	sq m
Third (part)	Charles Hunter Associates	
Third (part)	925	86
Second	3,005	279
First	2,779	258
Total	6,709	623



Part third floor fitted suite

- 1 x 8 person boardroom
- 1 x 4 person meeting room
- 2 x 3 person meeting rooms
- Coffee station / breakout
- Unisex WC
- Air conditioning system





3rd floor suite boardroom



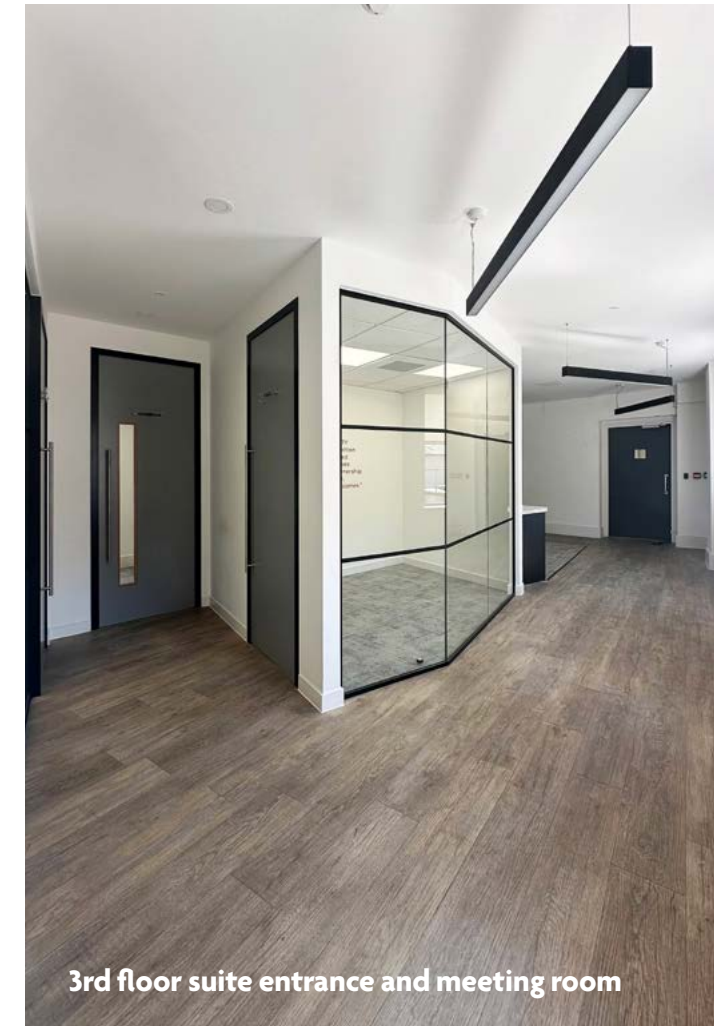
3rd floor suite meeting room



3rd floor suite coffee / breakout



3rd floor suite WC



3rd floor suite entrance and meeting room

Reading is recognised as one of the most vibrant urban centres in the UK and the focal point for economic growth along the M4 motorway.

The 750,000 sq ft Oracle shopping centre with restaurants, cafés and bars is diagonally opposite.

A range of international-quality hotels are close by and there are fitness and leisure facilities throughout the town, with Buzz Gym the nearest. Thames Lido provides pool and spa facilities and tapas and main course menus.

The Hexagon, The Concert Hall and other nearby arts facilities provide a rich cultural scene.



BARS & RESTAURANTS

- 1 The Botanist
- 2 Honest Burger
- 3 Bella Italia
- 4 Pizza Express
- 5 Comptoir Libanais
- 6 Côte Brasserie
- 7 Five Guys
- 8 Miller & Carter
- 9 Wagamama
- 10 London St. Brasserie
- 11 Carluccio's
- 12 Cerise
- 13 Vino Vita

CAFÉS

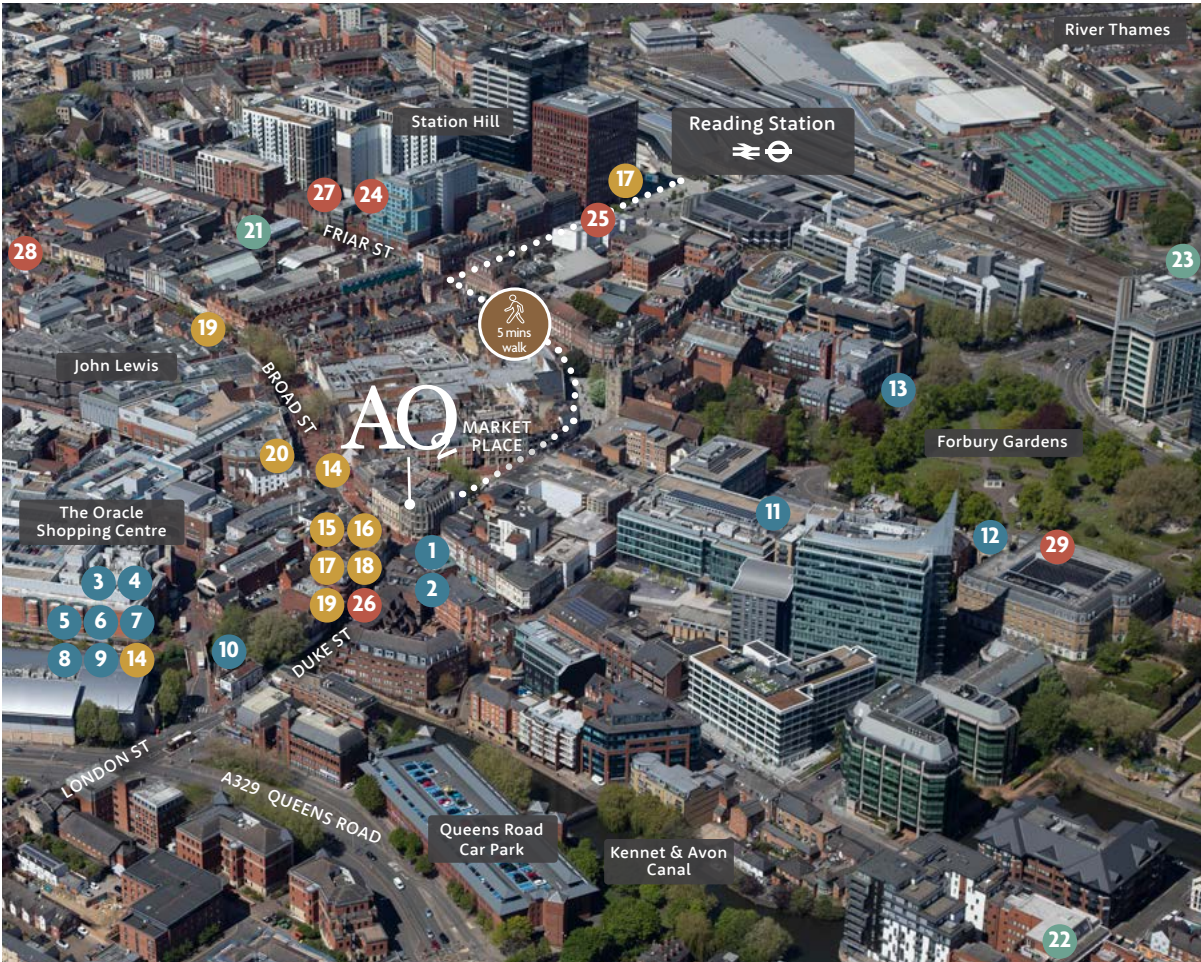
- 14 Caffè Nero
- 15 Costa
- 16 Picnic
- 17 Pret A Manger
- 18 Shed
- 19 Starbucks
- 20 Gail's

GYMS & SWIMMING

- 21 F45
- 22 Buzz Gym
- 23 Thames Lido

HOTELS

- 24 Ibis
- 25 Malmaison
- 26 Mercure George
- 27 Novotel
- 28 Penta
- 29 Roseate



By road

Reading has excellent links to the national motorway network. It is located approximately 2 miles to the north of the M4 motorway and can be accessed from junctions 10, 11 and 12. This in turn provides access to the M25 motorway (junction 15) and beyond.

London	38 miles
Oxford	20 miles
M25 (J15)	25 miles
M4 (J11)	3.5 miles

By train

Linking to London (Paddington) to the east, Birmingham to the north and Cardiff to the west, Reading railway station is one of the busiest rail hubs in Britain.

Trains to London Paddington run every 10 minutes with a fastest journey time of 26 minutes.

Reading station forms part of the Elizabeth Line. Combined with the fast Great Western Railway service to London Paddington, the Elizabeth Line significantly reduces travel times to the West End, the City and Canary Wharf.

By air

Heathrow Airport can be accessed at Junction 4 of the M4 motorway. The RailAir coach is a dedicated non-stop coach service linking Reading station with Heathrow Airport with a journey time of 38 minutes.

Heathrow	25 miles
Southampton	46 miles
Luton	60 miles
Gatwick	64 miles



AQ2

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PARKINSON
REAL ESTATE ■ ■ ■

0118 902 3934
PARKINSONRE.CO.UK

Darren Parkinson
darren@parkinsonre.co.uk
dd: 0118 902 3934
m: 07802 889830

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