LAST REMAINING SUITE
FITTED
1,444 sq ft
Q1 2027

# DUKE ST

## STUDIOS

READING RG1 4RU

**dukestreet-studios.co.uk**

# MAKE YOURSELF AT HOME

Duke St Studios offers four upper floors of re-imagined town centre offices with a fully refurbished reception area.

The upper floors provide distinctive exposed-services workspace. The first, second and fourth floors are let.

The remaining third floor is 1,444 sq ft and is offered fully-fitted. To be delivered in Q1 2027.

**FULLY FITTED 3RD FLOOR SUITE**

**EXPOSED SERVICES**

**VRF HEATING AND COOLING**

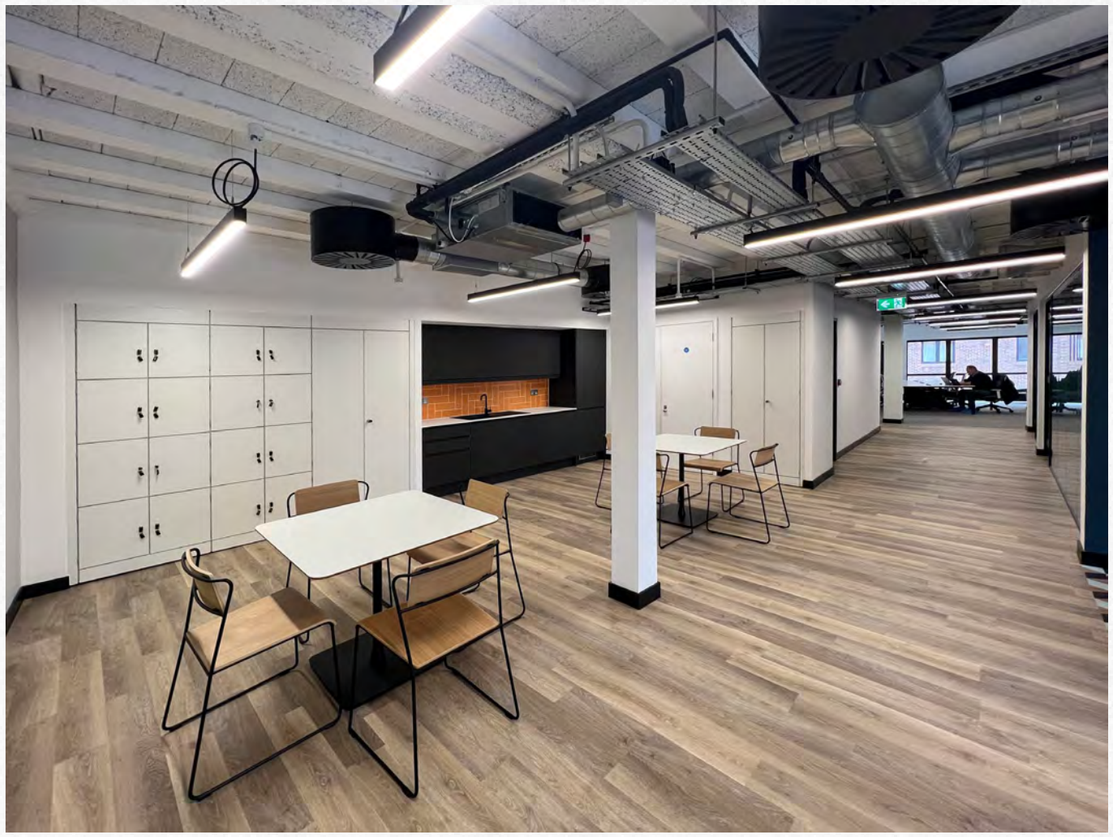
**PIR LED LIGHTING**

**SECURE INDOOR CYCLE STORE**

**SHOWER AND LOCKER FACILITIES**

**NEW WCs ON EACH FLOOR**

**GROUND FLOOR DELI SHOPS & CAFÉ**








# PLAN YOUR MOVE

## Availability

| **Floor areas** (IPMS3) | sq ft | sq m |
|---|---|---|
| Fourth floor | LET | |
| **Third floor** (fully fitted and furnished) | **1,444** | **134** |
| Second floor | LET | |
| First floor | LET | |




GROUND FLOOR



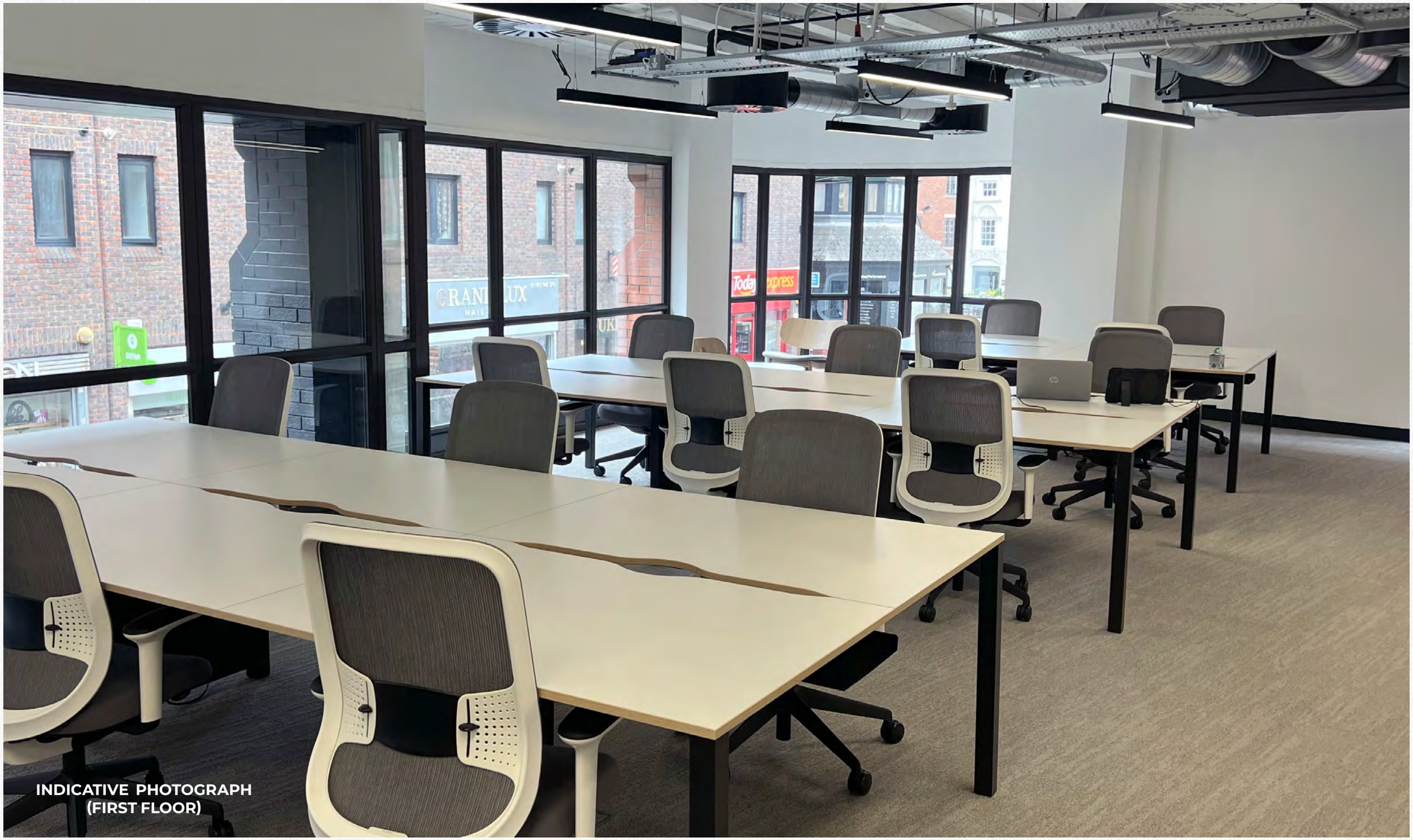







THIRD FLOOR
(INDICATIVE FIT-OUT)

# FITTED STUDIO SUITES

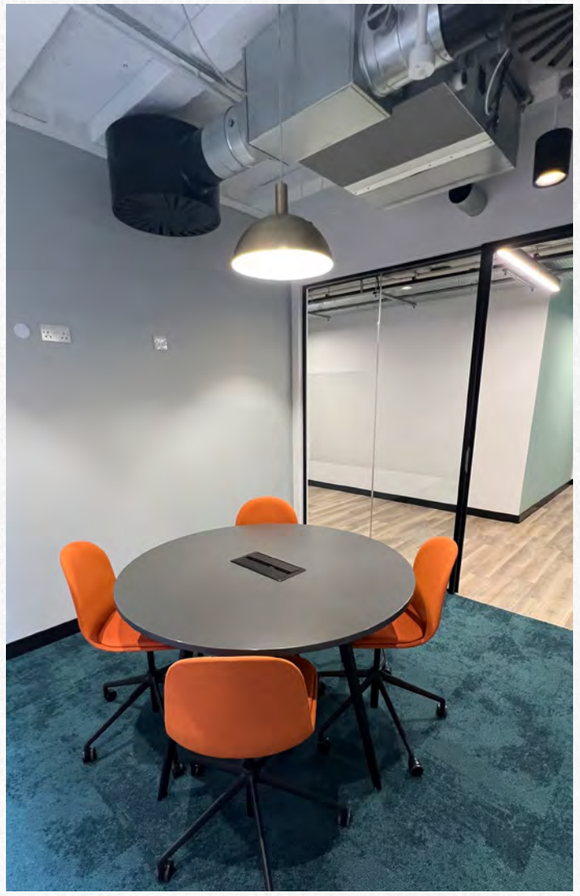


INDICATIVE PHOTOGRAPH
(FIRST FLOOR)



INDICATIVE PHOTOGRAPHS
(FIRST FLOOR)

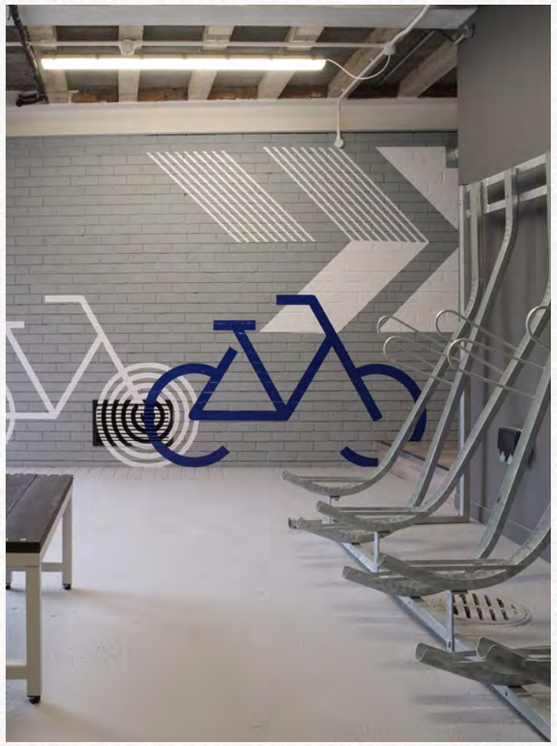






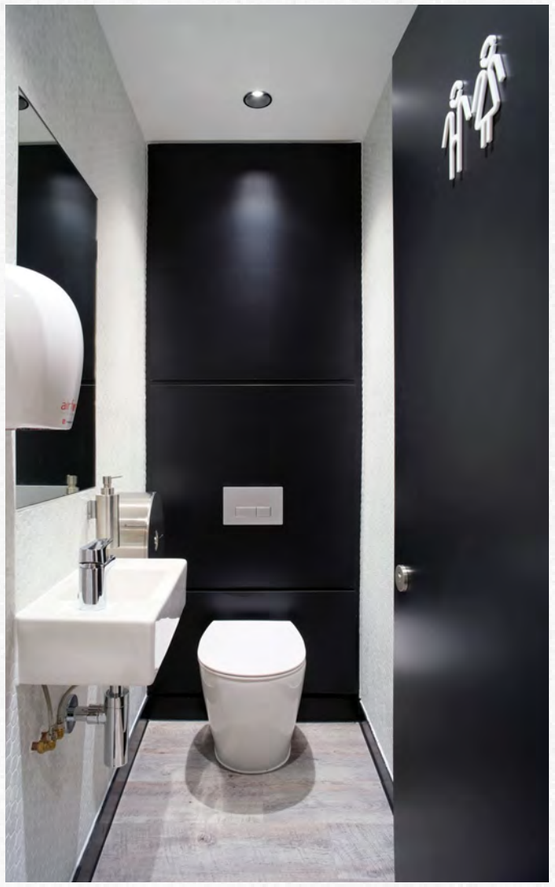
# IMPRESSIVE ON-SITE AMENITIES











# A THRIVING TOWN CENTRE LOCATION




## PLENTY TO DO IN YOUR LUNCH BREAKS

John Lewis
M&S EST. 1884
NEXT
Malmaison
NOVOTEL
ibis
THE ROSEATE
Premier Inn
BUZZ gym
PUREGYM
CAFFÈ NERO
COSTA COFFEE
★ PRET ★
Bill's RESTAURANT & BAR
GAIL's
PAUL depuis 1889
LONDON STREET BRASSERIE
Bella Italia
Zizzi ITALIAN
MADOO ITALIAN DELI CAFE
mama's way
MILLER & CARTER - STEAKHOUSE -
Osaka
S&L
wagamama
COMPTOIR LIBANAIS
ViNo.ViTA.
Pho
Carluccio's
PIZZA EXPRESS
HONEST
Nando's
CÔTE BRASSERIE
Botanist
FIVE GUYS

# EXTENSIVE RETAIL & SOCIAL AMENITIES

Duke St Studios is prominently located in Reading Town Centre, next to The Oracle Shopping Centre, which provides a wide range of shops, cafés, bars and restaurants.

Reading also boasts a wealth of international hotels, along with fitness and leisure facilities throughout the town.

**TOWN CENTRE LOCATION**

**CLOSE TO QUALITY INTERNATIONAL HOTELS**

**EXTENSIVE RANGE OF RESTAURANTS AND CAFÉS**

**NEXT TO THE ORACLE SHOPPING CENTRE**

**NEARBY GYMS**

**CLOSE TO LEISURE FACILITIES**






Artist's impression of the revitalised Hexagon












Artist's impression of the proposed redevelopment





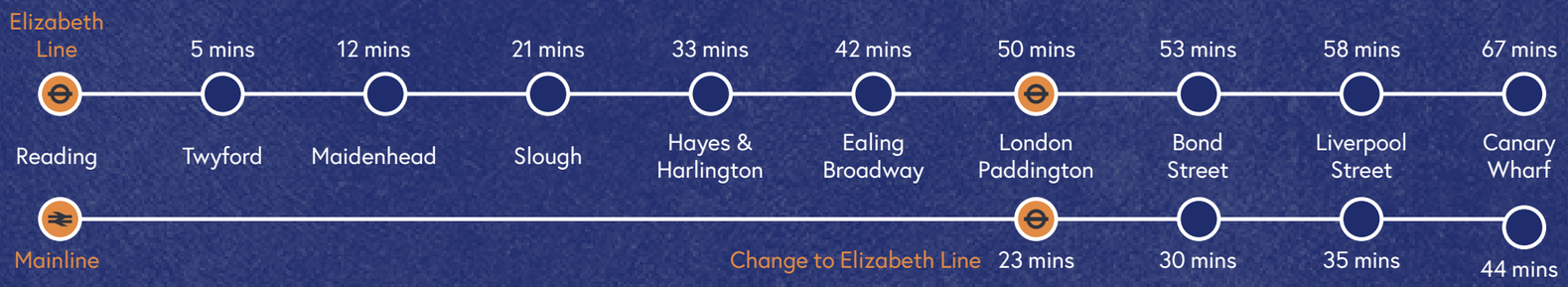
Hotel ibis








# TRAVEL NETWORK







**READING STATION 5 MINS WALK**

**LONDON PADDINGTON 23 MINUTES**

**M4 MOTORWAY 6 MILES**

**HEATHROW AIRPORT 28 MILES**

# FIND OUT MORE

CAMPBELL GORDON.


**JAKE BOOTH**
jake@campbellgordon.co.uk
07714 388 044

**GEORGE TWELVES**
george@campbellgordon.co.uk
07570 616 009

hicks baker
commercial property

**DOMINIC FAIRES**
d.faires@hicksbaker.co.uk
07967 375 962

**HARRY GORNALL-KING**
h.gornall-king@hicksbaker.co.uk
07738 104 806


**dukestreet-studios.co.uk**


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