



— Available space
7,000 – 28,000 sq ft

Thames Tower

Work urban Connect to everywhere Embrace people Think sustainable Be open-minded Create difference **Thames Tower**

From co-working space and coffee in reception right up to 'Roost', the effortlessly-stylish communal 14th floor clubroom and garden, Thames Tower provides the most exceptional working environment available in Reading today.

Eclectic but like-minded businesses naturally interact with one another, in spaces that meet their individual commercial needs, while providing a stimulating and enjoyable place to work.

Two floors are currently available providing space from approximately 7,000 – 28,000 sq ft (650 – 2,600 sq m).

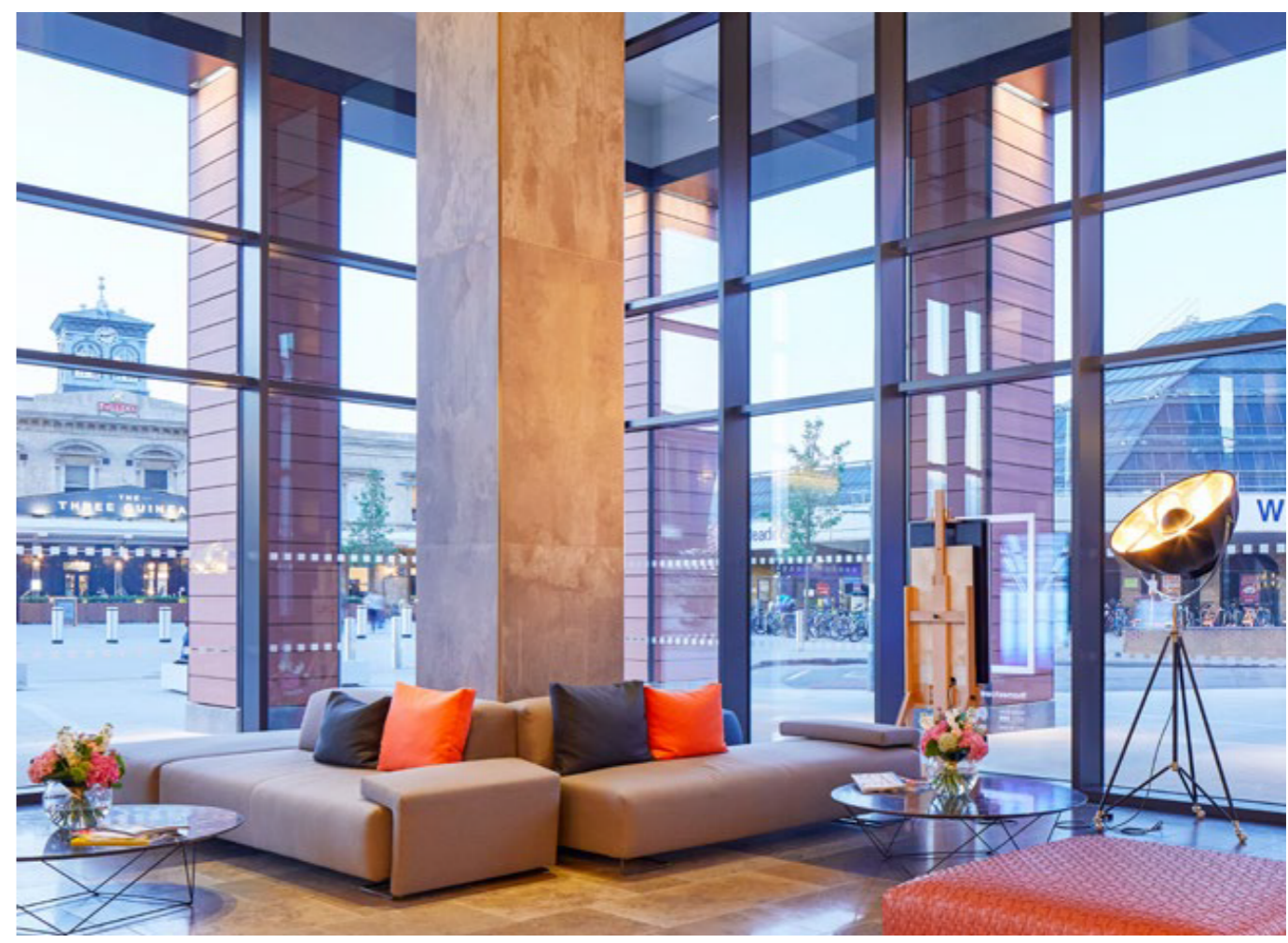


Thames Tower viewed across the new Station Plaza.

A Big Hello.

The drama of the building unfolds as you enter through its three metre revolving doors into the light filled reception. The double height space is animated through co-working areas and built in café, which creates the ultimate, contemporary first impression.

Meanwhile, our concierge team will be on hand to solve problems, provide access to a multitude of services and generally smooth the wrinkles out of a busy working day.





All images are for indicative purposes only

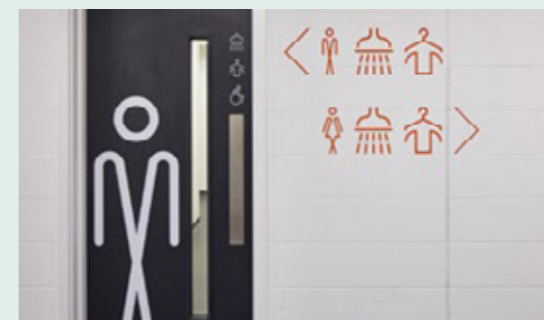
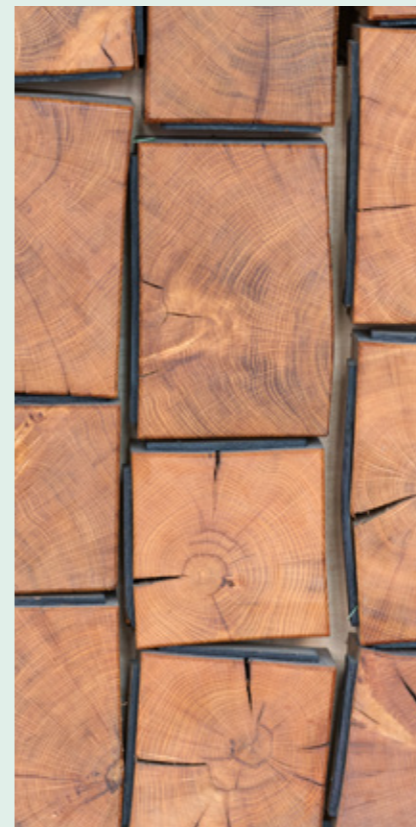
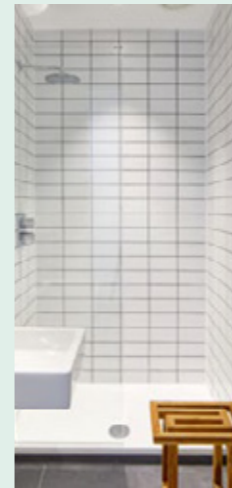
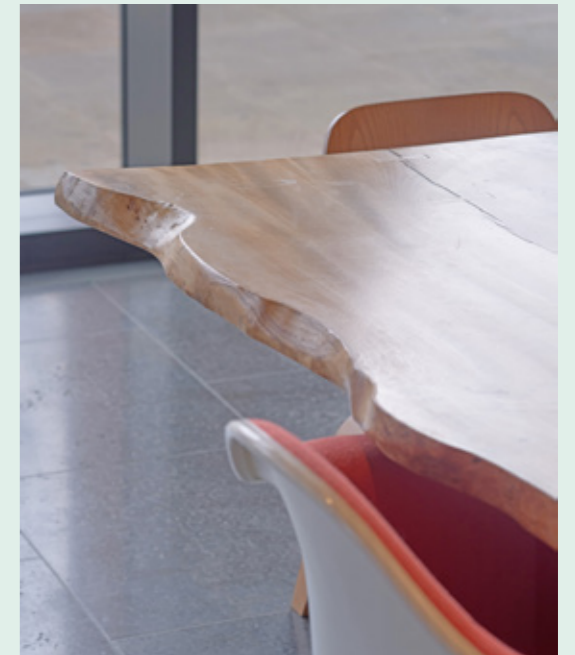


Typical Floor



The cherry on top.





















Roost, the communal clubroom and garden located on the 14th floor, provides an inspirational space for the building's occupiers to freely use. The space stylishly embraces natural materials, inside and out, to create the perfect environment for a casual meeting, an evening drink, or just to hang out for a while.



SPECIFICATION

 EPC B RATED	 BREEAM RATED VERY GOOD	 12 SHOWERS & CHANGING ROOMS	 CONCIERGE SERVICE	 INTERGRATED RESTERAUNT / CAFE
 104 SECURE CYCLE SPACES	 ENGINEERED EXPOSED SERVICES	 SUPER FAST PUBLIC AREA BROADBAND	 14TH FLOOR COMMUNAL SPACE	 WIRED SCORE 'GOLD'

READING OCCUPIERS INCLUDE

THE ACCOMMODATION

The office accommodation is provided on fourteen upper floors above the street level reception.

Panoramic 360 degree glazing and a generous floor-to-ceiling height of 3.1m on 1st-10th floors, 3.7m on 11th-13th floors and 4.1m on the 14th floor, provide volumes of natural light throughout the day.

Designed with flexibility in mind, a typical 14,000 sq ft (1,300 sq m) floor can be sub-divided, allowing for companies to flex and grow, as and when needed.

IMPS3 SCHEDULE

Roost (private occupier club room)

14th Floor Offices Ericsson

13th Floor Offices 14,000 sq ft

12th Floor Offices BDO

11th Floor Offices 14,000 sq ft

Part 10th Floor Offices Objective Corp

Part 10th Floor Offices ISIO

9th Floor Offices Ericsson

8th Floor Offices Ericsson

Part 7th Floor Offices HSBC

Part 7th Floor Offices Make a Wish

6th Floor Offices MBNL

Part 5th Floor Offices Clarks Legal

Part 5th Floor Offices Nexus Planning

Part 5th Floor Offices Broadway Malyan

4th Floor Offices BMI

1st/2nd/3rd Floor Offices Fora

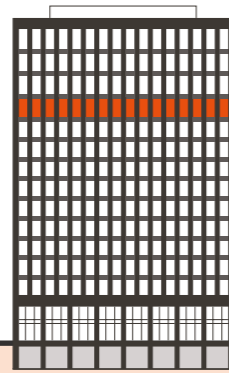
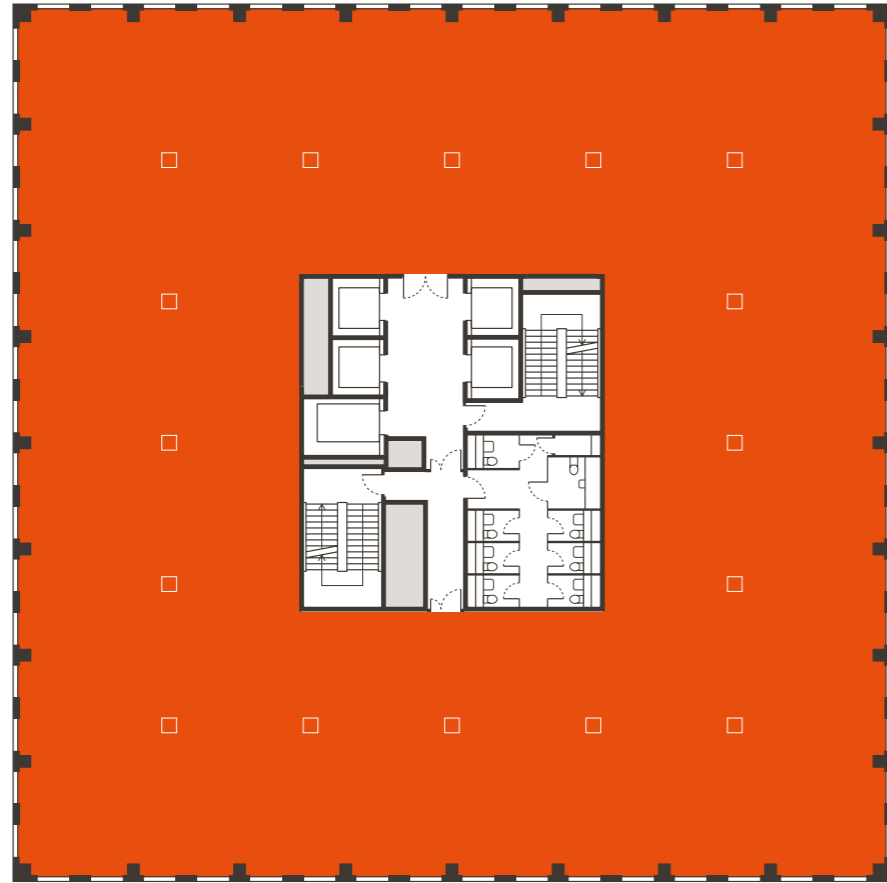
Office total Available 28,000 sq ft



11TH FLOOR

Offices: 14,000 sq ft / 1,300 sq m

Floor to ceiling height: 2nd – 10th floors: 3.1m
Floor to ceiling height: 11th – 13th floors: 3.7m
Proposed split



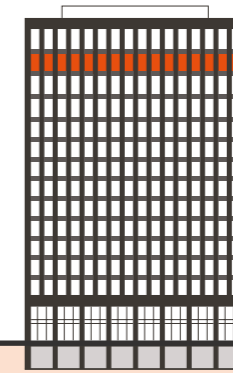
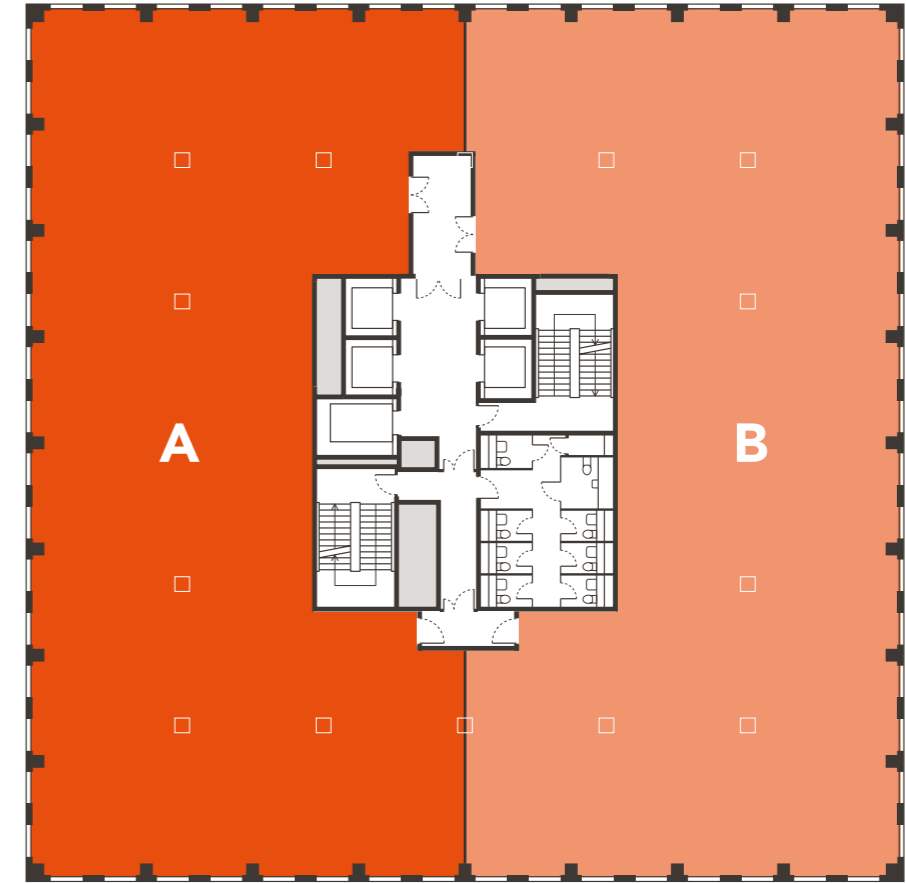
Plan not to scale. For indicative purposes only.



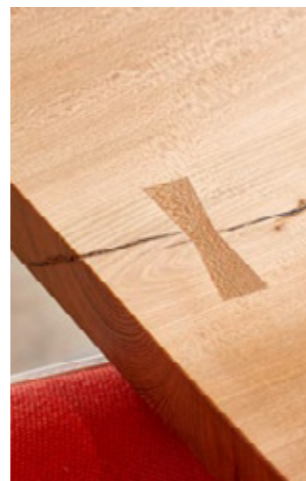
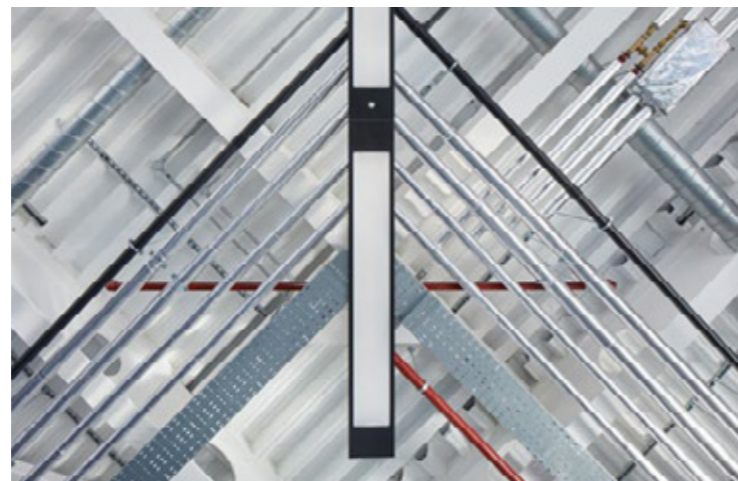
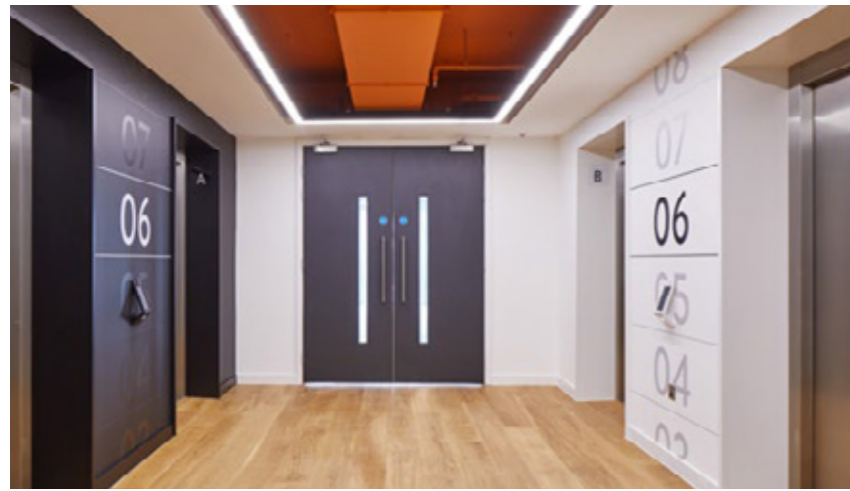
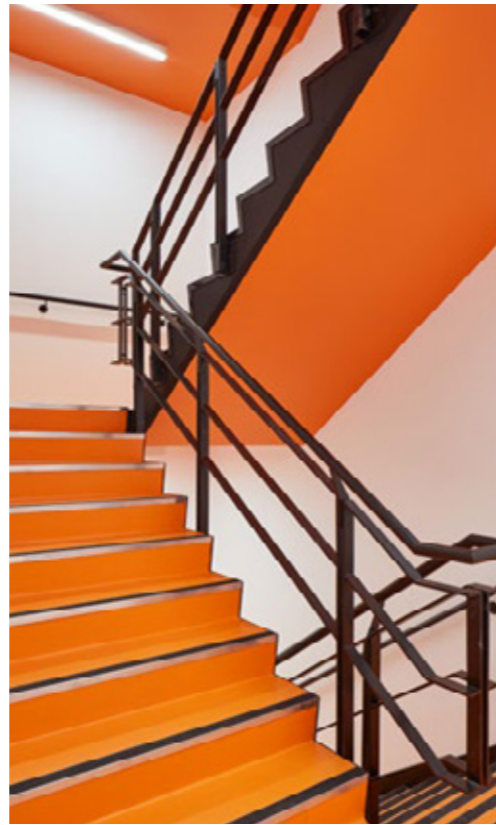
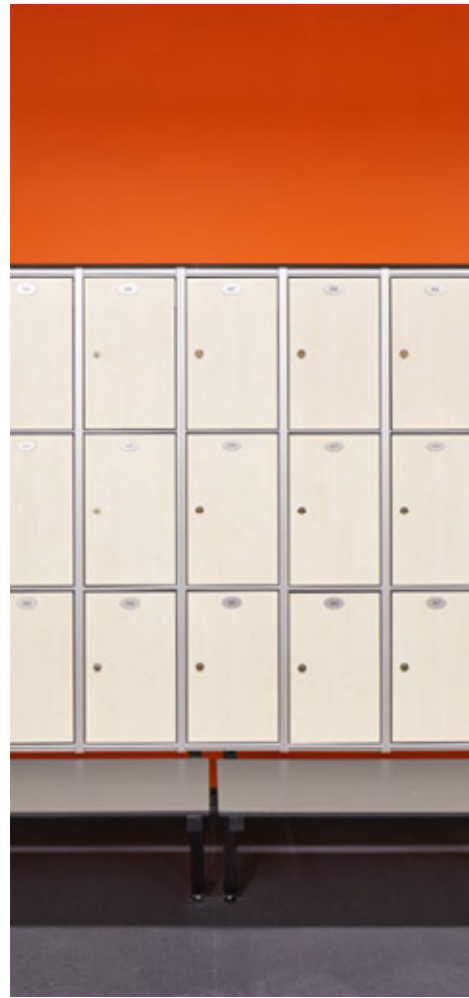
13TH FLOOR

Office A: 6,856 sq ft / 637 sq m
Office B: 6,717 sq ft / 624 sq m

Floor to ceiling height: 2nd – 10th floors: 3.1m
Floor to ceiling height: 11th – 13th floors: 3.7m
Proposed split



Plan not to scale. For indicative purposes only.



Reading: young, smart & playful

Graduates make up more than a quarter of Reading's population and have clearly been influential in creating its unique landscape.

With a median age of 33 (UK: 39), Reading appears to have been designed to offer many of the benefits usually associated with large cities, without the drawbacks. It's vibrant and cosmopolitan, with a playful undercurrent that infiltrates into its shops, bars and restaurants.

The music in the bars is good, the independent coffee shops are cool and the choice of eateries is great. And if you want to step outside the town, you'll find mountain

biking, hill walking, go karting and ballooning, along with some of the best watersports facilities in the country.

Just an hour (direct) on the Elizabeth Line from the creative hotspots of Old Street and Clerkenwell, Reading shares a similar youthful exuberance and a joie de vivre that defines its social scene.

This new generation of creative talent has challenged the conventional ideas of the workplace and blurred the lines between work time and me-time. A sense of community and places

to share it have become key. Wellbeing is driving a demand for a more-rounded working experience. And for a generation much more likely to own a bike than a car, a direct rail link into the Capital to gather and share inspiration is very high on the agenda.

Reading has a culture shaped by its youth and embraced by its employers. It's a vibrant place to live and work, with something for everyone and a vibe unlike anywhere else in the Thames Valley.





#01
Coffee Under Pressure // @CoffeeUndrPressure
 Knowledge & passion is a big part of our approach in coffee & tea philosophy #rdguk



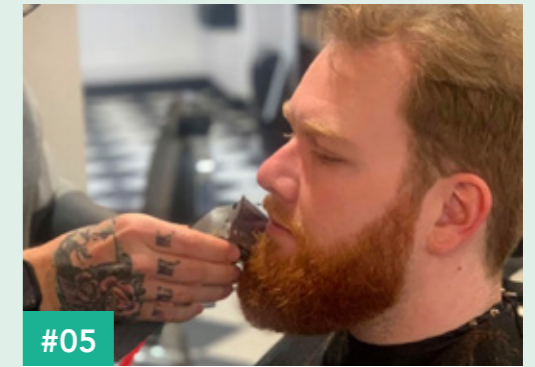
#02
The Oakford Social // @PeladaWild
 Single launch @OAKFORDsocial #rdguk



#03
Picnic Foods // @PicnicFoods
 It's raining outside, but it's raining cake in here! #rdguk #SundayMorning #rainraigoaway #cakeboss



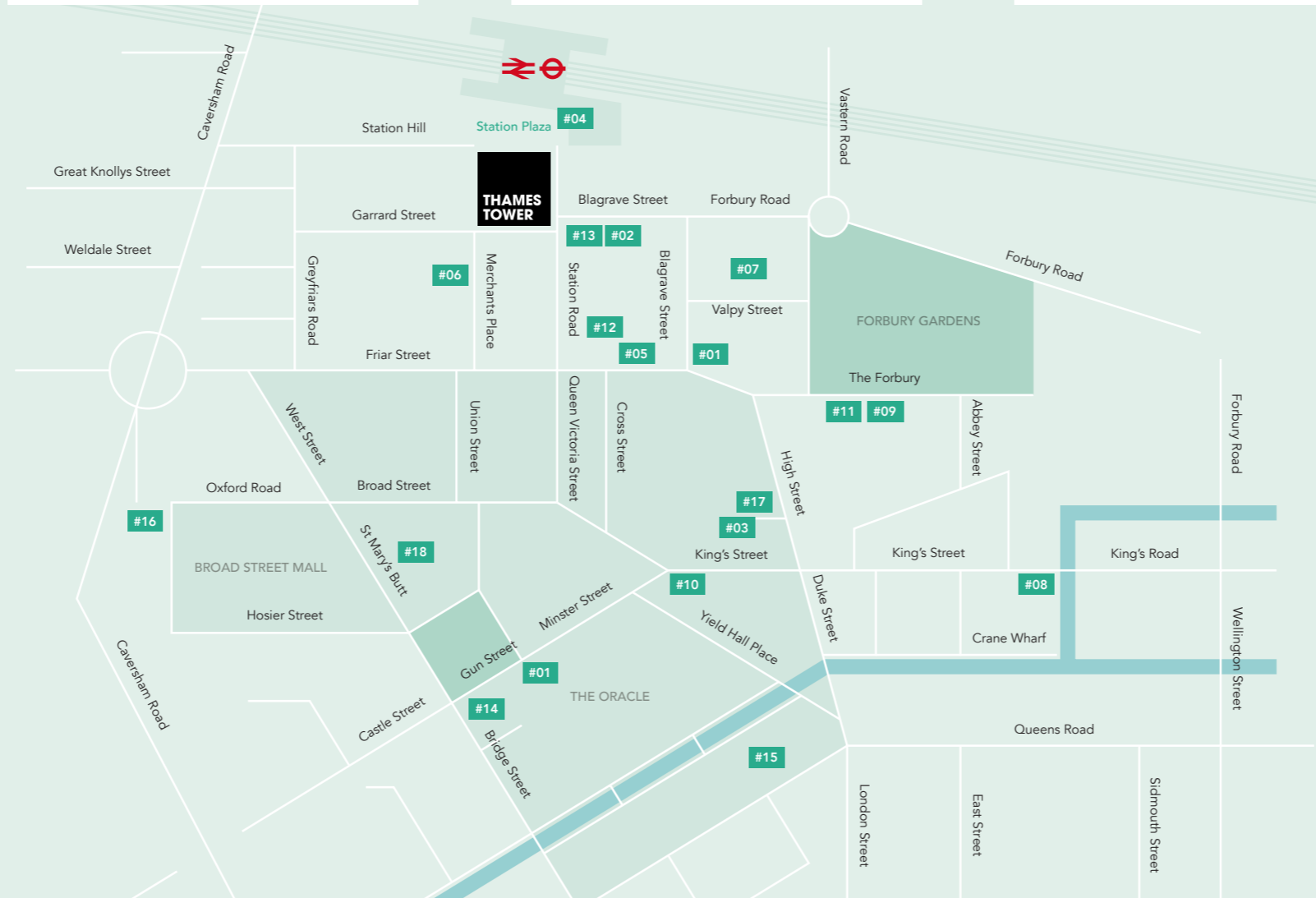
#04
The Three Guineas // @GuineasThree
 History and stories to last a lifetime, So you'll have plenty of time to get to know them over a pint. #rdguk



#05
Hobson & Quin // @HobsonandQuinn
 Full beard shape up #rdguk



#14
Zero Degrees // @ZerodegreesBeer
 You can either moan about it to yourself or come and grab a pint. Then moan about it with mates. #rdguk



#06
Milk // @MilkReading
 Brilliant atmosphere albeit merry for our Maximum event today #whisky #tasting #rdguk #rdguk



#13
Malmaison // @TheReadingMal
 #Wine #Dinner returns to @TheReadingMal. #sommelier Agustin. #rdguk



#07
Valpy Street Bar & Bistro // @ValpyStreet
 With the colder weather fast approaching, it's time for big, bold #comfortfood #lambshank #rdguk



#12
The Grumpy Goat // @TheGrumpyGoat_
 Lots of lovely gin donning the shelves at the moment! @MikkellerBeer @ForestGin @BobbysGin #rdguk



#11
Carluccio's // @Carluccio's
 Start your day full of life with a hearty breakfast from Carluccio's. We're open from 8am



#10
Workhouse Coffee // @WorkhouseCoffee
 Getting a good caffeine fix @WorkhouseCoffee #rdguk



#09
The Roseate Reading // @RoseateReading
 Champagne always tastes better in a magnum #Perrier-Jouet #rdguk



#08
The Lincoln Coffee House // @LincolnCoffeeHouse
 Ethically sourced, hand roasted coffee #coffee #coffee-shop #rdguk

24 mins

Train Journey to Paddington

Up to 14 trains an hour at peak times



24

Elizabeth Line trains per hour



12 mins

Direct train to Maidenhead



46 mins

Direct train to Southampton Airport



RAIL

Maidenhead 1	2 mins
Slough 1	4 mins
Oxford 2	3 mins
Paddington 2	4 mins
Windsor & Eton Central	29 mins
Southampton Airport 4	6 mins
Bristol	53 mins
Heathrow 5	6 mins
Gatwick	76 mins
Birmingham Airport 8	2 mins
Birmingham 9	3 mins
Cardiff	94 mins

ELIZABETH LINE

Maidenhead	12 mins
Slough	21 mins
Hayes & Harlington 3	3 mins
Heathrow	38 mins
Paddington 5	0 mins
Bond Street	53 mins
Tottenham Court Road 5	5 mins
Farringdon	58 mins
Liverpool Street	61 mins
Whitechapel	64 mins
Canary Wharf	67 mins



37 miles

Of Cycle Lanes in Reading



40 mins

To Reading Train Station

Mainline & Elizabeth Line



16 million

Passengers a year

Use Reading Station



PARKINSON REAL ESTATE

Darren Parkinson

darren@parkinsonre.co.uk

07802 889830

What Three Words

/// hurray.ledge.tests

Sat Nav

RG1 1LX

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.

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