

— Available space
4,900–18,900 sq ft

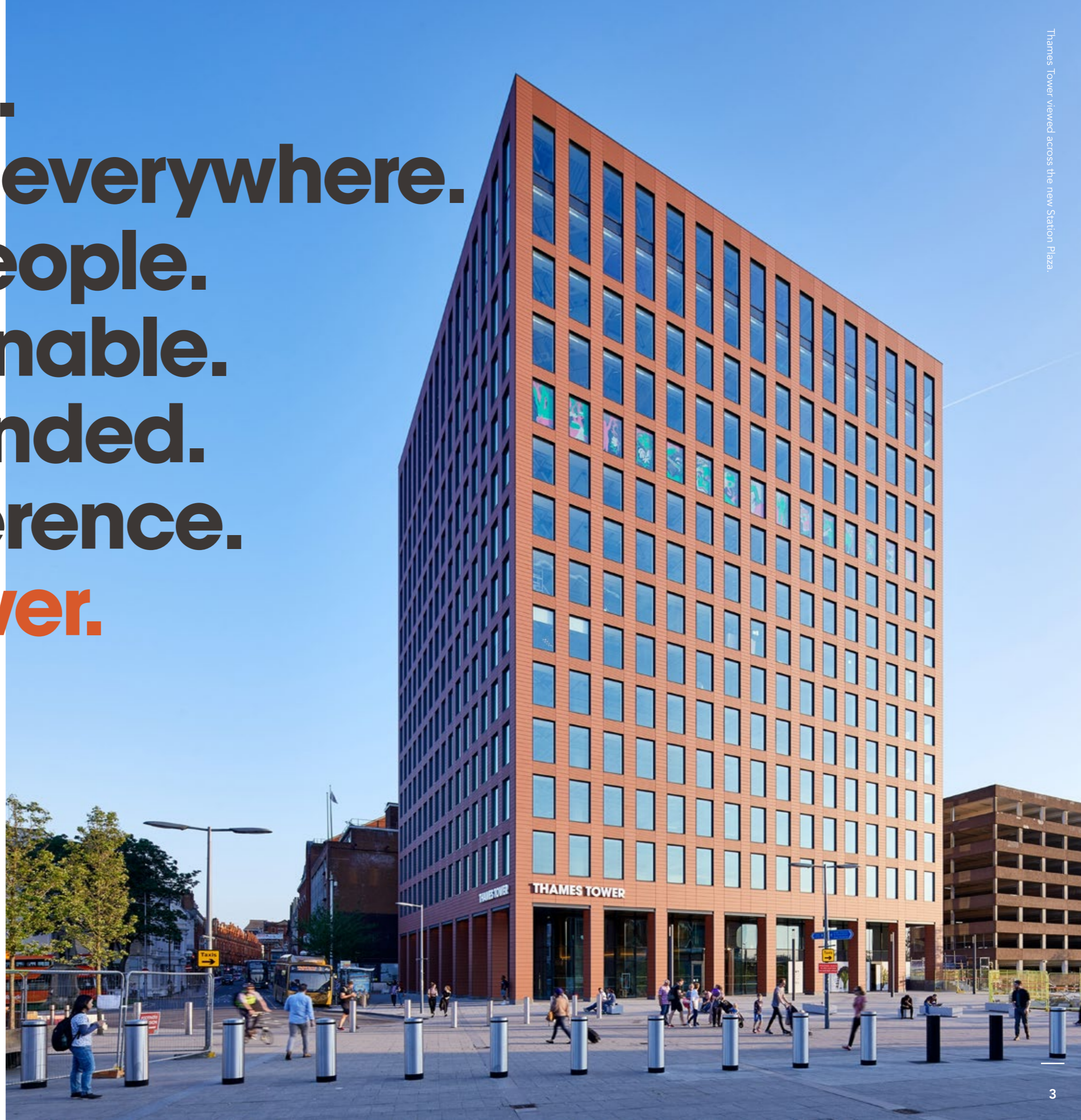
Thames Tower

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

From a co-working space and coffee in reception, to the effortlessly-stylish communal 14th floor clubroom and garden (Roost), 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 4,900–18,900 sq ft (455–1,755 sq m).



A big hello.

The building's striking presence 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 a built in café, creating 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.





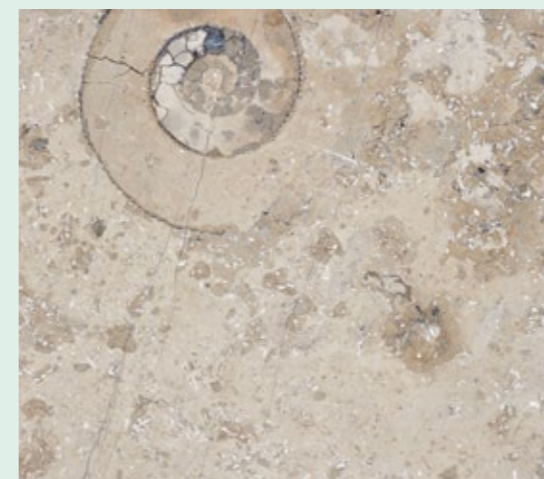
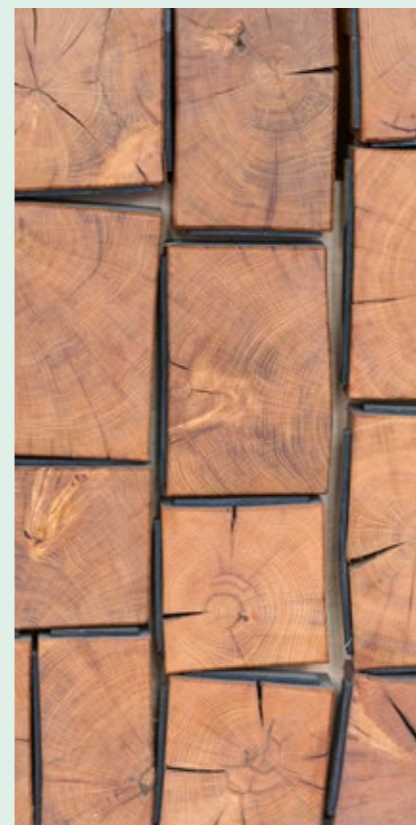
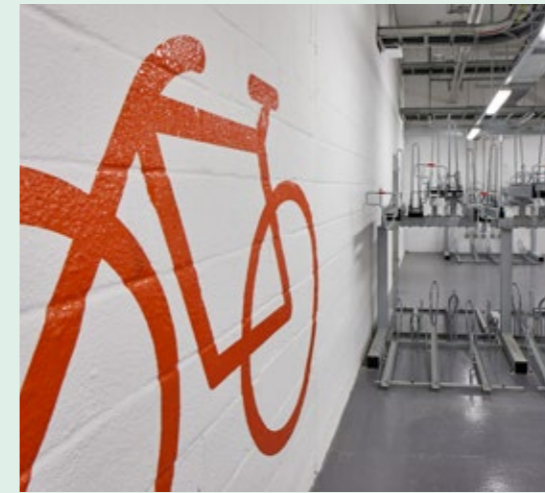
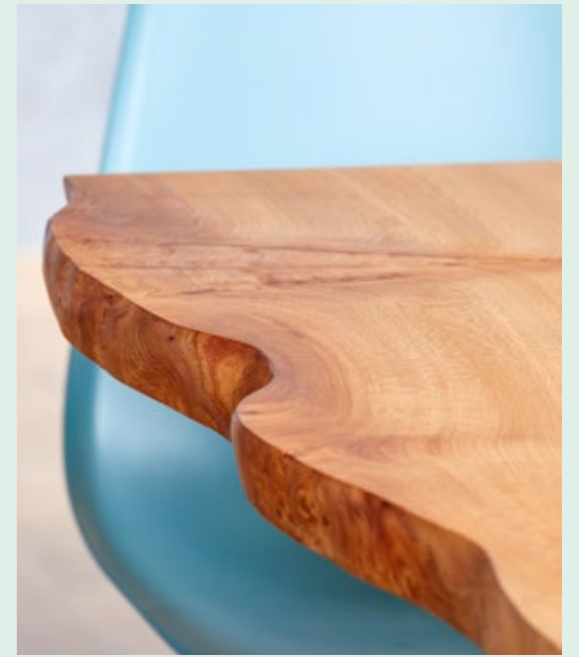
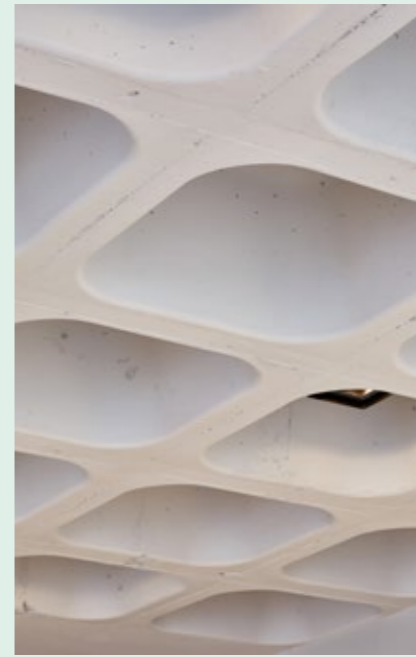
All images are for indicative purposes only






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	 INTEGRATED RESTAURANT / CAFÉ
 104 SECURE CYCLE SPACES	 ENGINEERED EXPOSED SERVICES	 SUPER FAST PUBLIC AREA BROADBAND	 14TH FLOOR COMMUNAL SPACE	 WIRED SCORE PLATINUM 100/100

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, provides 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

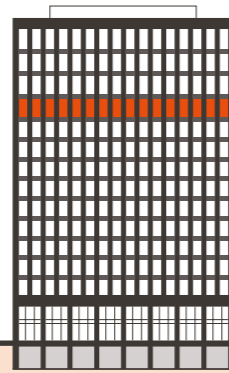
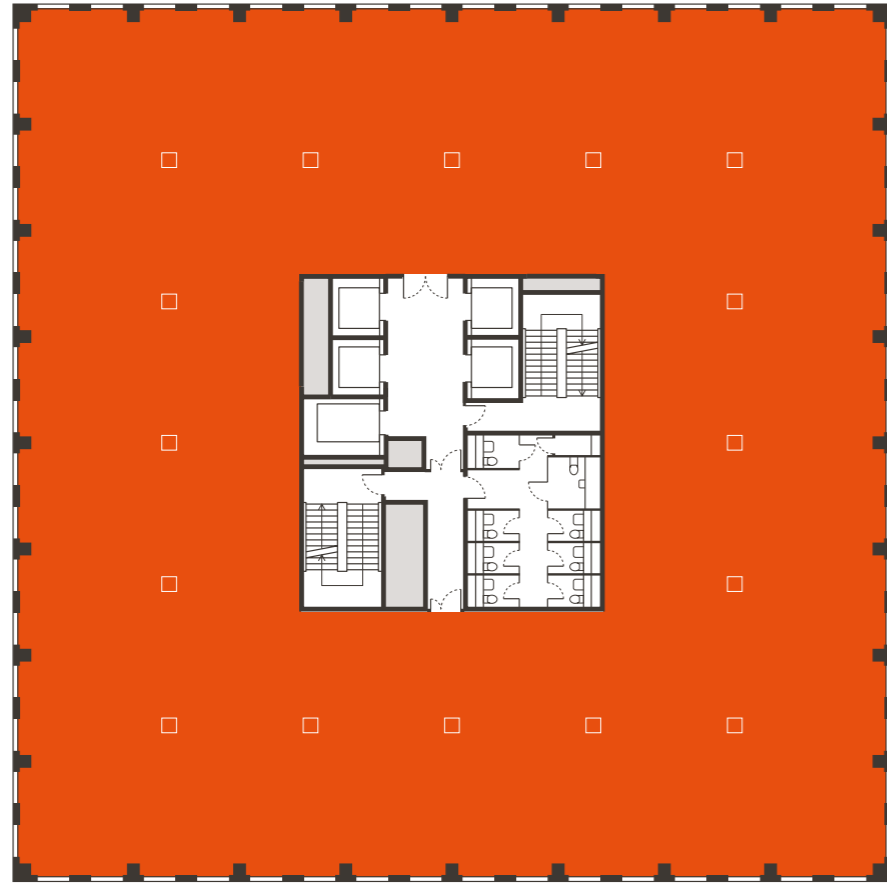
Roost (private occupier club room)

14th Floor Offices	Ericsson
13th Floor Offices	Jacobs
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	4,900 sq ft
Part 5th Floor Offices	Clarks Legal
4th Floor Offices	BMI
1st/2nd/3rd Floor Offices	Fora
Total Availability	18,900 sq ft



11TH FLOOR

Office: 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



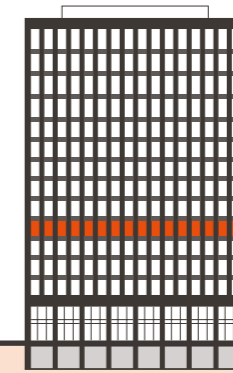
Plan not to scale. For indicative purposes only.



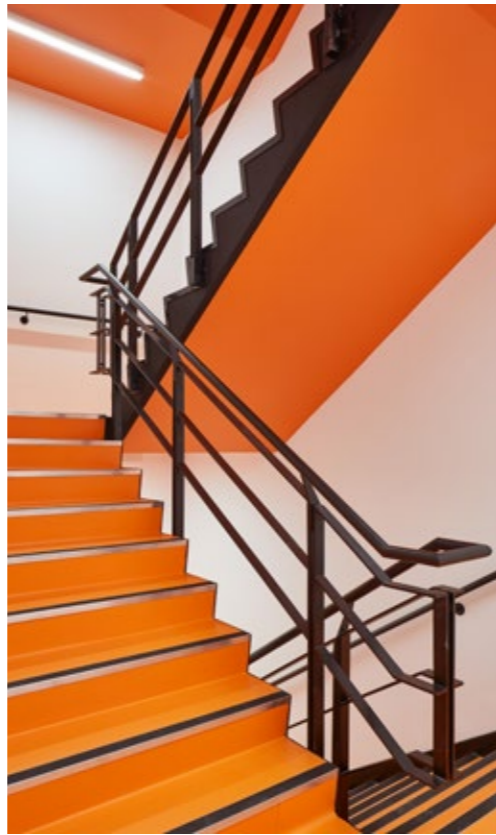
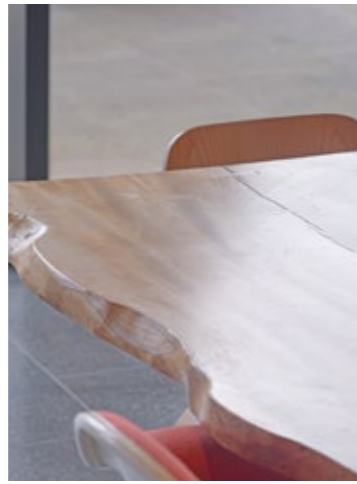
PART 5TH FLOOR

Office: 4,900 sq ft / 455 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.

Reading enjoys some lively, contemporary bars, cool independent coffee shops and a great choice of eateries. 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 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



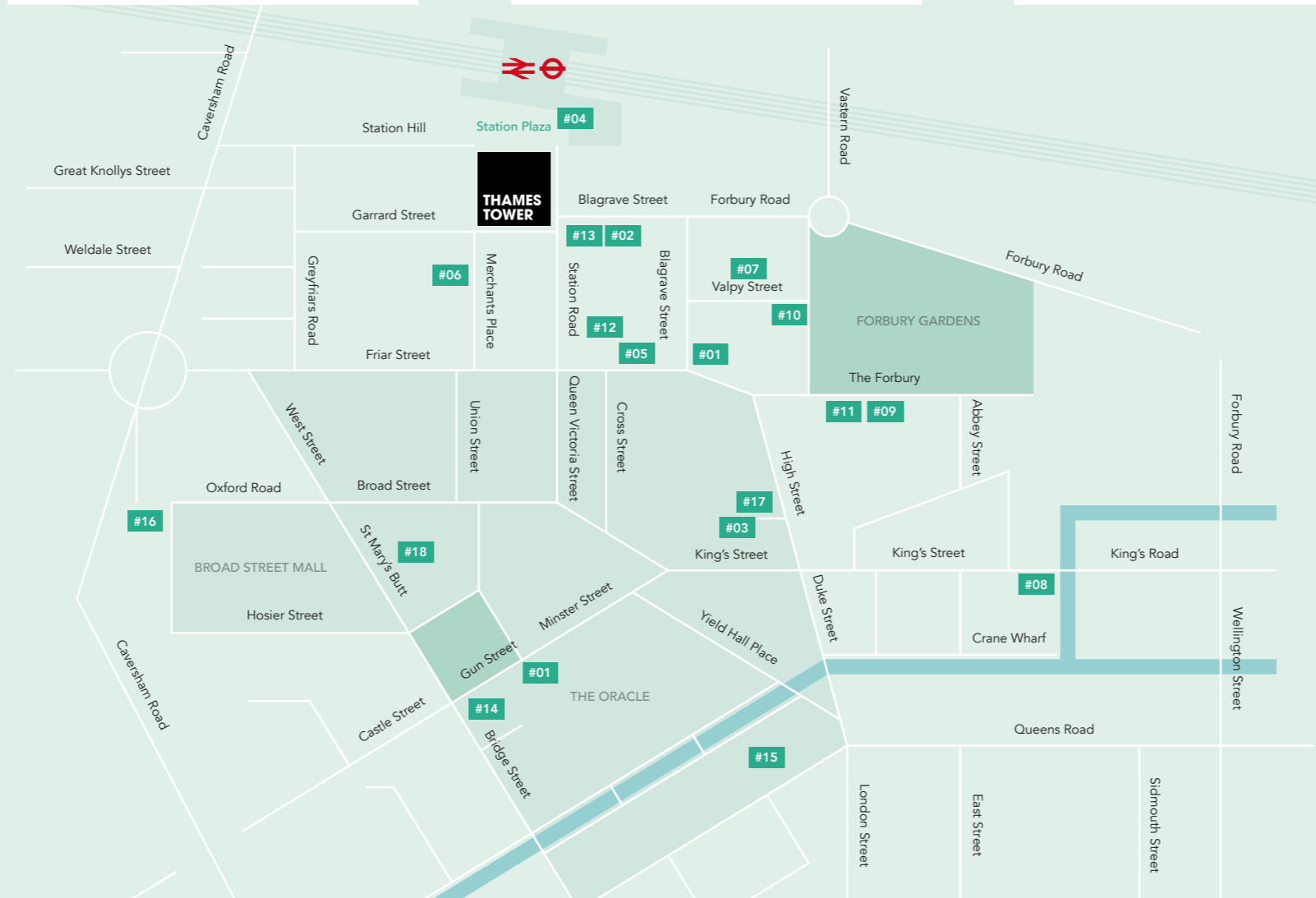
#13

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



#12

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



#11

Carluccios // @Carluccios
Who can't say no to pasta? #Carluccios



#10

Vino.Vita // @vino.vita_bar
Life is too short to drink bad wine! #vinoReading #winelovers



#09

The Roseate Reading // @RoseateReading
Champagne always tastes better in a magnum #PerrierJouet #rdguk



#06

Milk // @MilkReading
Who's ready for some big ol' LOLs this evening? #rdguk



#07

The Cellar Bar and Restaurant // @thecellarreading
With the colder weather fast approaching, it's time for big, bold #comfortfood



#08

The Lincoln Coffee House // @LincolnCoffeeHouse
Ethically sourced, hand roasted coffee #coffee #coffeeshop #cafe #rdguk

<p>24</p> <p>Elizabeth Line trains per hour</p> 	<p>12 mins</p> <p>Direct train to Maidenhead</p> 	<p>24 mins</p> <p>Train journey to Paddington</p> <p>Up to 14 trains an hour at peak times</p> 	<p>46 mins</p> <p>Direct train to Southampton Airport</p> 
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RAIL

Maidenhead	12 mins
Slough	14 mins
Oxford	23 mins
Paddington	24 mins
Windsor & Eton Central	29 mins
➔ Southampton Airport	46 mins
Bristol	53 mins
➔ Heathrow Airport	56 mins
➔ Gatwick Airport	76 mins
➔ Birmingham Airport	82 mins
Birmingham	93 mins
Cardiff	94 mins

ELIZABETH LINE

Maidenhead	12 mins
Slough	21 mins
Hayes & Harlington	33 mins
➔ Heathrow Airport	38 mins
Paddington	50 mins
Bond Street	53 mins
Tottenham Court Road	55 mins
Farringdon	58 mins
Liverpool Street	61 mins
Whitechapel	64 mins
Canary Wharf	67 mins



<p>37 miles</p> <p>Of cycle lanes in Reading</p> 	<p>40 mins</p> <p>Walk to Reading train station</p> <p>Mainline & Elizabeth Line</p> 	<p>16 million</p> <p>Passengers a year</p> <p>Use Reading Station</p> 
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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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What Three Words
 /// hurray.ledge.tests

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