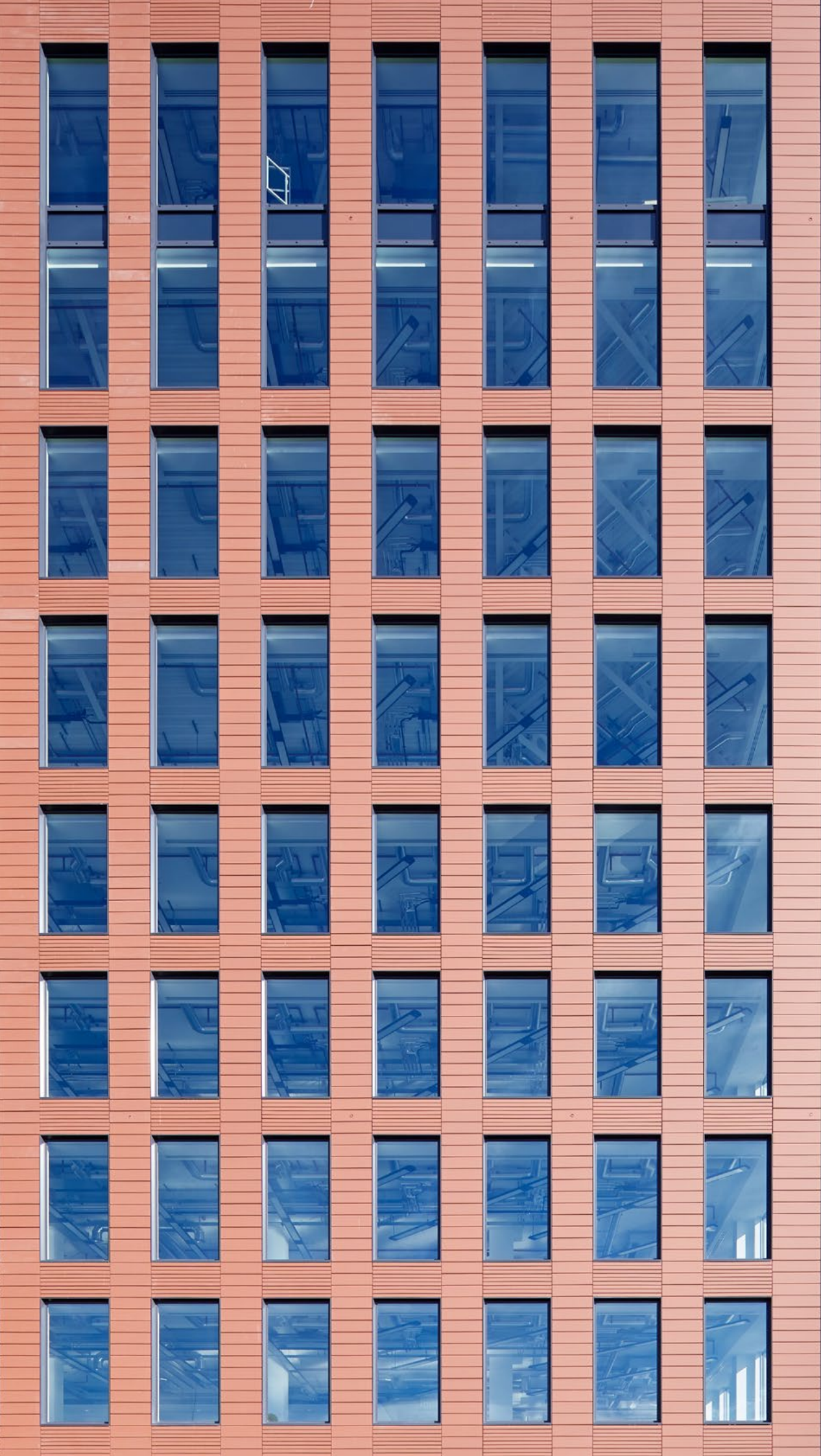




— Available space
14,000 sq ft

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 an 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.



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

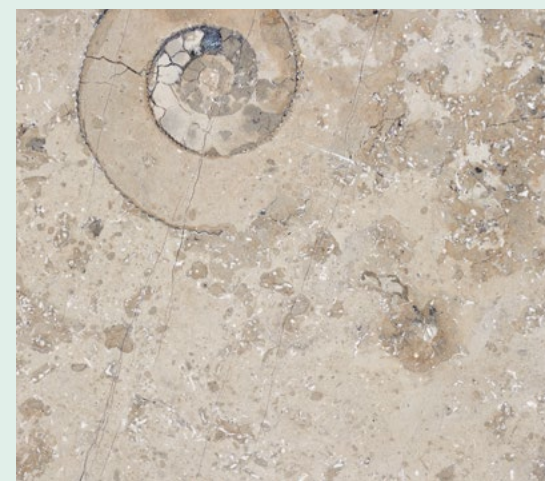
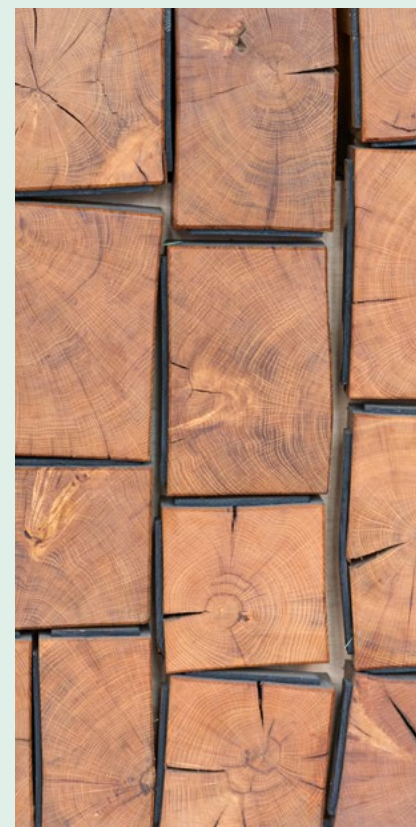
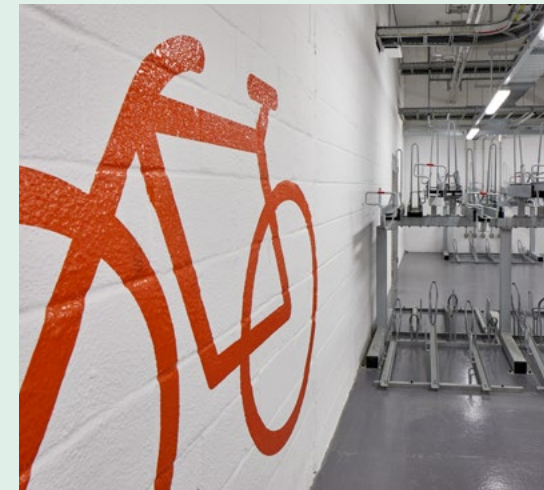
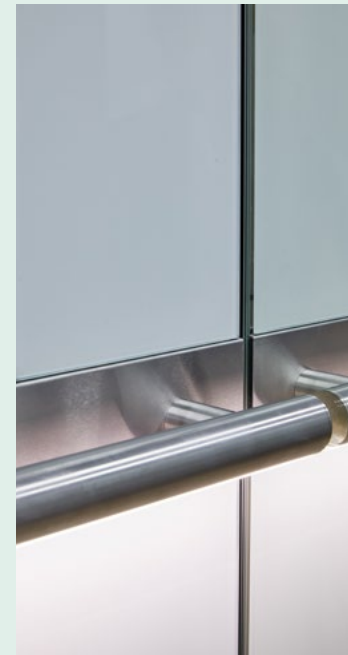
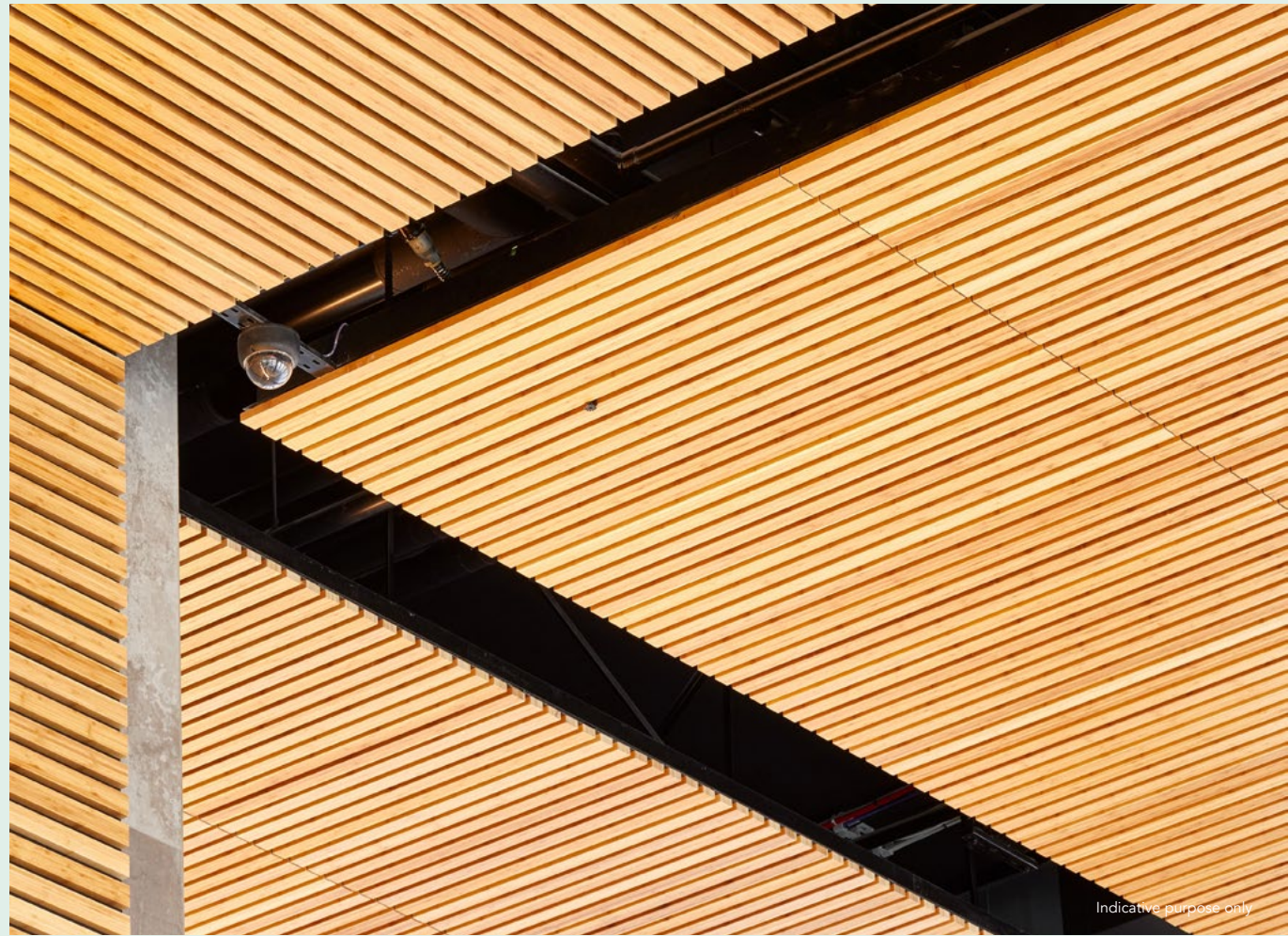


Typical Floor

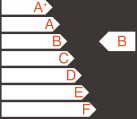


The cherry on top.

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



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.

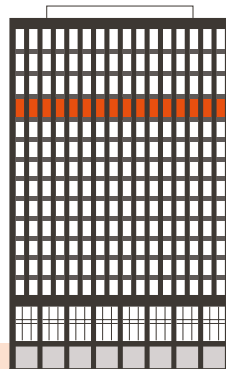
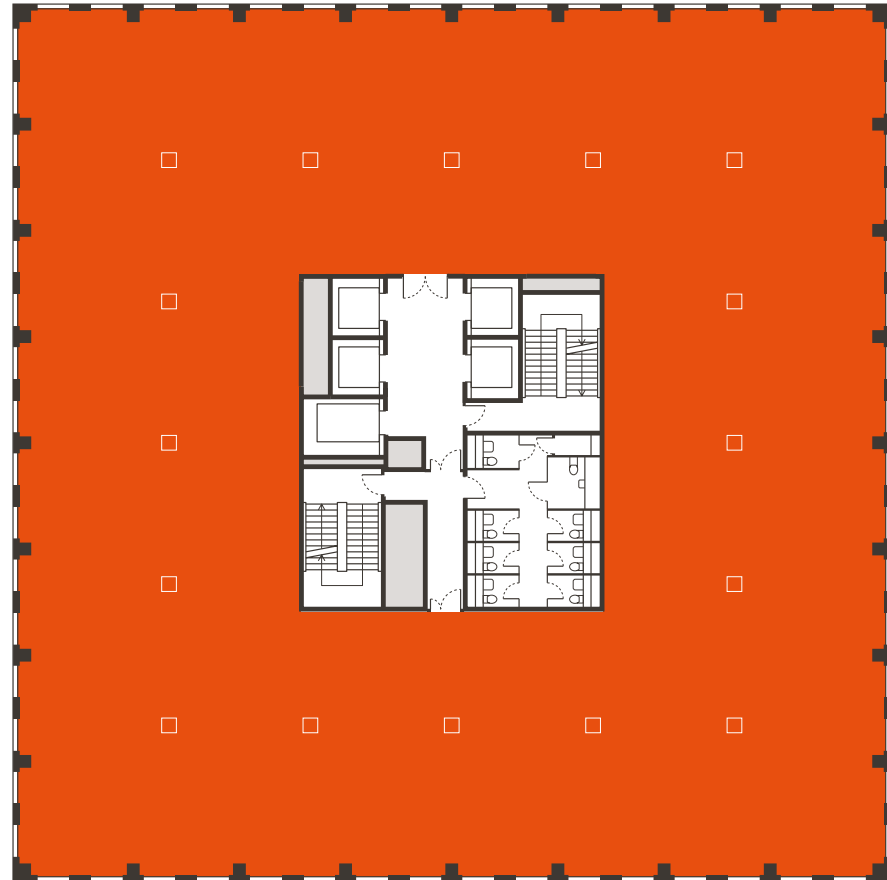
IMPS3 SCHEDULE

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	MBNL
Part 5th Floor Offices	Clarks Legal
4th Floor Offices	BMI
1st/2nd/3rd Floor Offices	Fora
Total Availability	14,000 sq ft

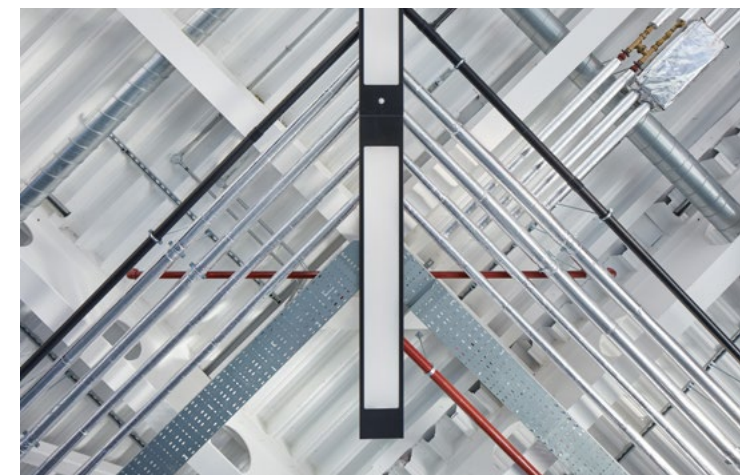
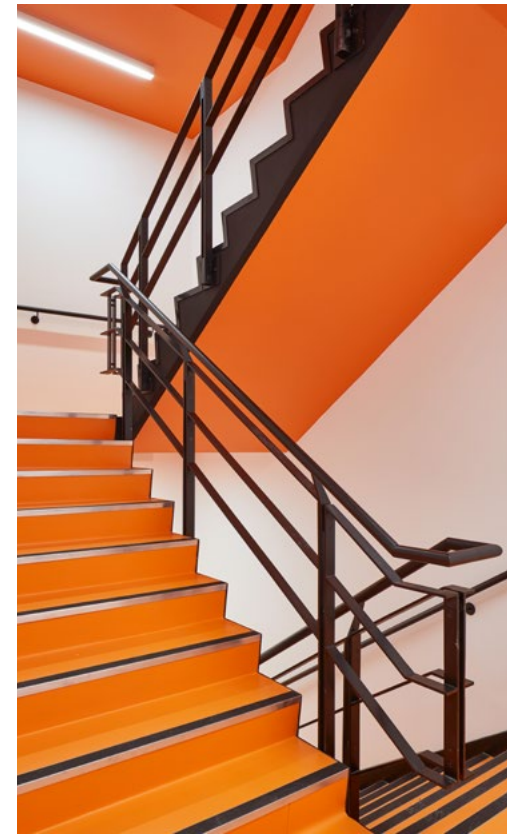
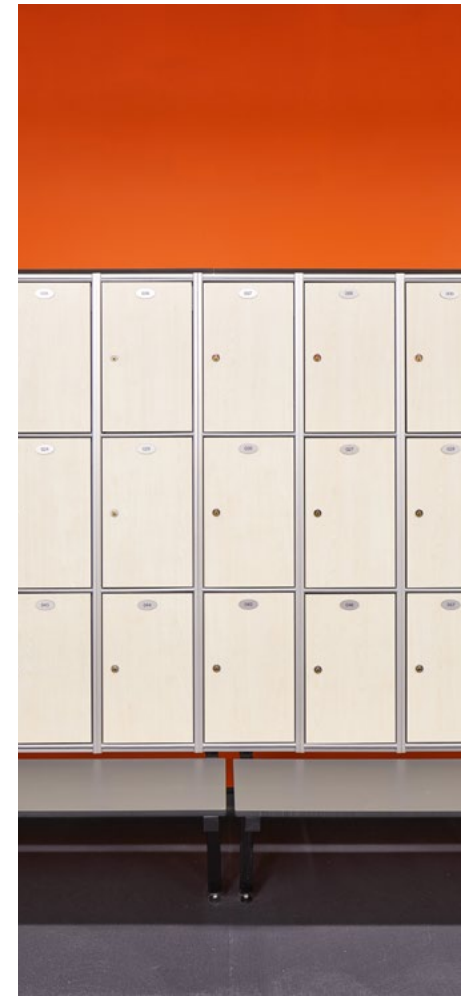


11TH FLOOR

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.





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.

Over the last 20 years, Reading has developed from an economy based on trading and manufacturing into a centre for leading edge information communication technology companies and is now one of the largest insurance and business service centres in the country. Reading is now a major retail centre, with a significant evening economy.

Reading appears in the top 5 UK cities for good economic growth and in the top 10 for business numbers, private sector

jobs, GVA and qualifications. Reading's workforce ranks within the UK top 5 for qualification levels and productivity (Centre for Cities, 2020).

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



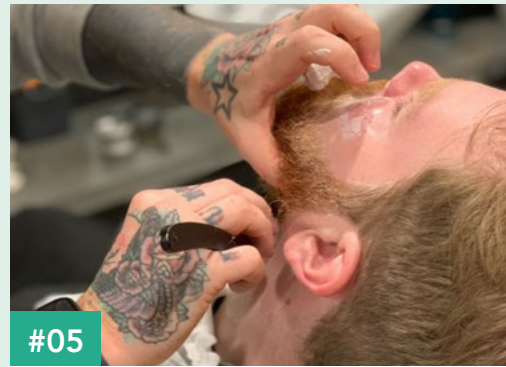
#03

Picnic Foods // @PicnicFoods
It's raining outside, but it's raining cake in here! #rdguk
#SundayMorning #rainraingoaway #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 & Quinn // @HobsonandQuinn
Full beard shape up #rdguk



#14

Zerodegrees // @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 Botanist
Did someone say Happy Hour? #Botanist



#11

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



#10

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



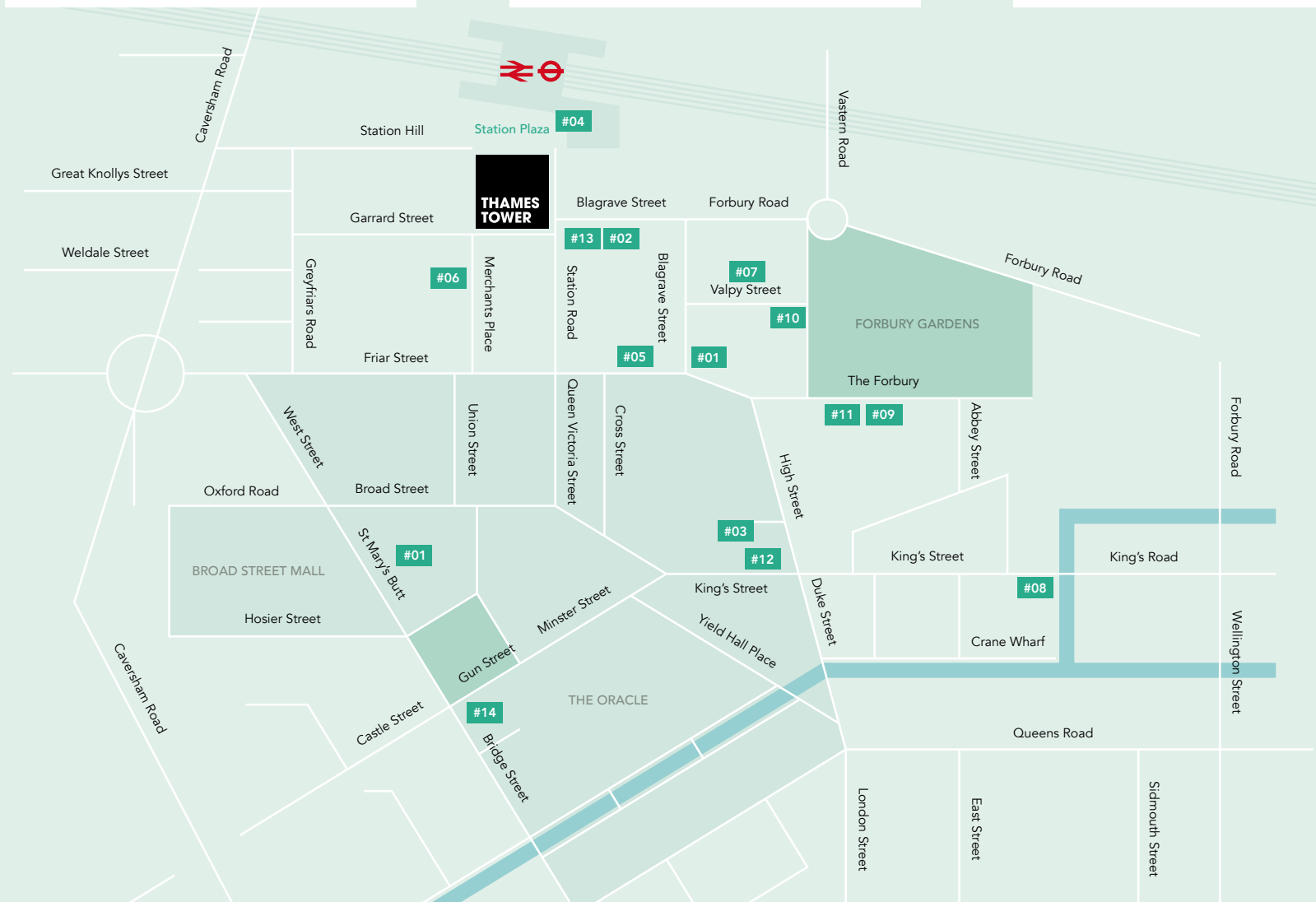
#09

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



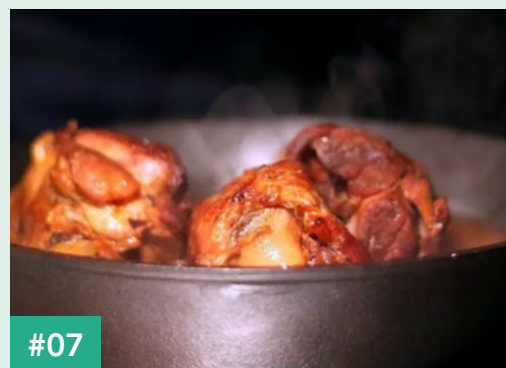
#08

Lincoln Coffee House & Roaster // @LincolnCoffeeHouse
Ethically sourced, hand roasted coffee #coffee #coffeeshop #cafe #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

24
Elizabeth line
trains per hour


12 mins
Direct train
to Maidenhead


24 mins
Train journey
to Paddington
Up to 14 trains an
hour at peak times


56 mins
Direct train
to Heathrow
Airport




RAIL	
Maidenhead	12 mins
Slough	14 mins
Oxford	23 mins
Paddington	24 mins
Windsor & Eton Central	29 mins
✈ Southamton 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



37 miles
Of cycle lanes
in Reading


40 meters
Walk 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

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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///

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