



R+
READING

+ UNRIVALLED PROMINENCE



+ LANDMARK

- + Dominating the entrance to the town centre and in the heart of Reading's business core, R+ is perfectly positioned directly opposite Reading station.
- + A brand new headquarters office building designed with the occupier in mind, R+ is an inspiring environment that will enable business to flourish.
- + Located amongst Reading's independent cafés, bars and restaurants, R+ is perfectly situated to benefit from Reading's vibrant retail offering.
- + 104,192 sq ft over six spacious floors, with roof terraces that offer unrivalled views of Reading.



+ IMPRESSIVE

The impressive reception with its double height entrance, exceptional finishes and striking artwork provides an ideal first impression.



+ INSIDE-OUT

Our large roof terraces create the ideal setting for staff to meet and relax away from their work stations.

Additionally, they provide a unique outlook from the office floors making R+ an inspirational place to work.





+ SPACIOUS

+ SPACIOUS

Bright and open office space, with floor-to-ceiling glazing and a high-quality specification provides maximum light and flexibility.

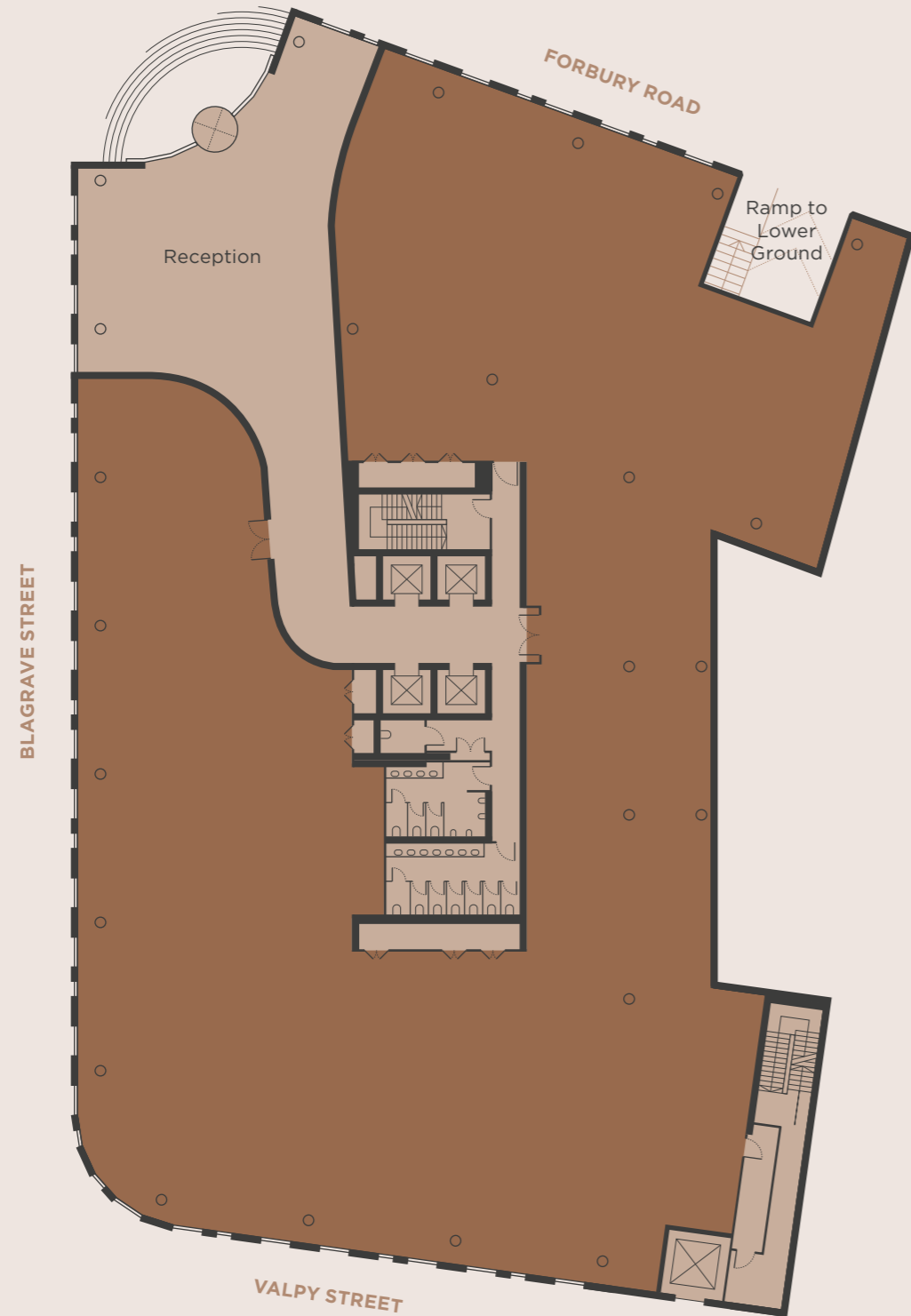


FLOOR	SQ FT	SQ M
Fifth	12,567	1,168
Terraces	3,178	295
Fourth	15,956	1,482
Terraces	3,082	286
Third	19,580	1,819
Second	19,584	1,819
First	18,018	1,674
Ground	16,071	1,493
Reception	2,416	225
Total (excluding terraces)	104,192	9,680
Terraces	6,260	581

CAR PARKING 42 SPACES ON LOWER GROUND FLOOR (1:2,480 SQ FT)
IPMS3 MEASUREMENTS



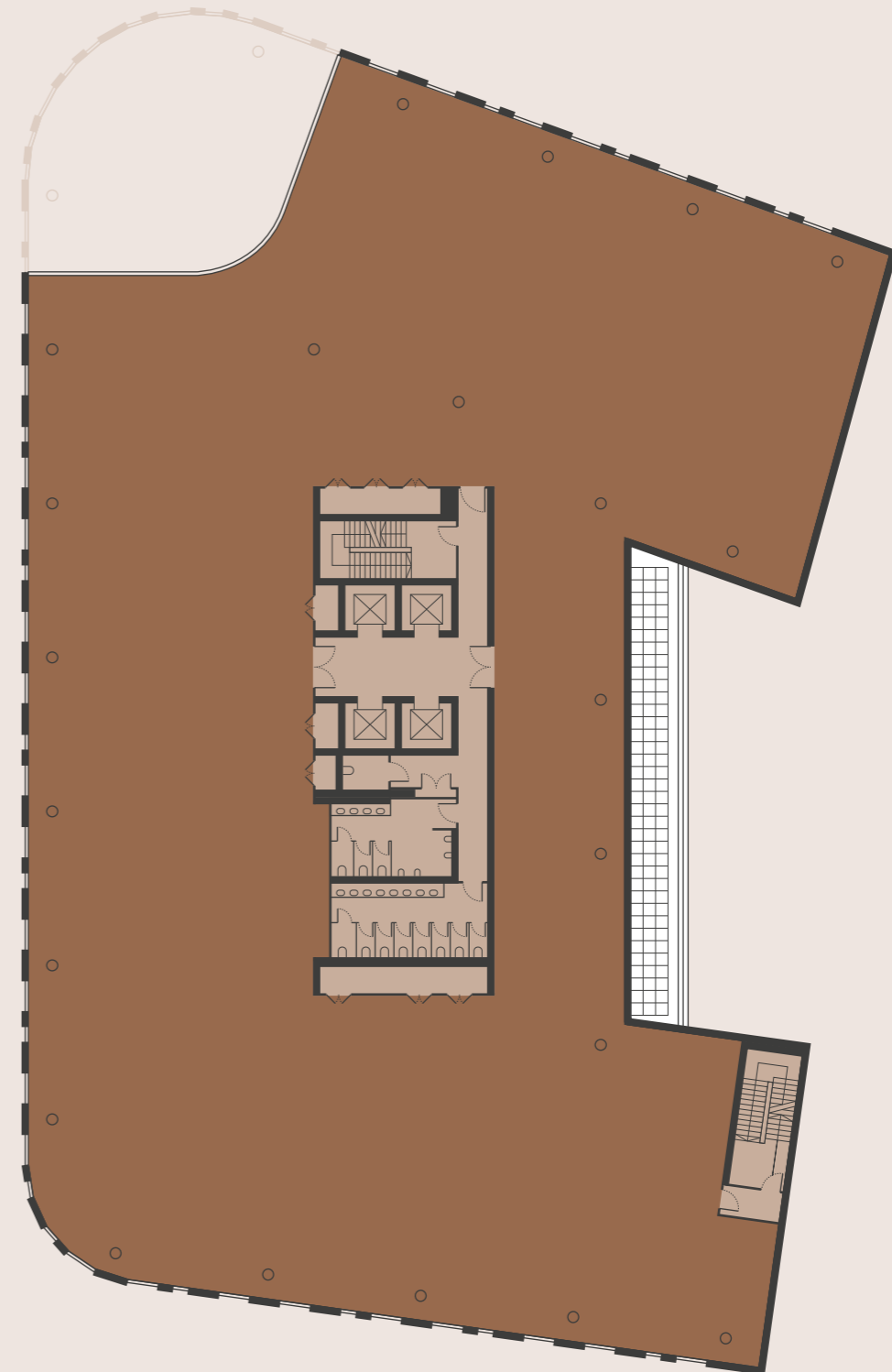
GROUND FLOOR
OFFICE
16,071 SQ FT / 1,493 SQ M
RECEPTION
2,416 SQ FT / 225 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



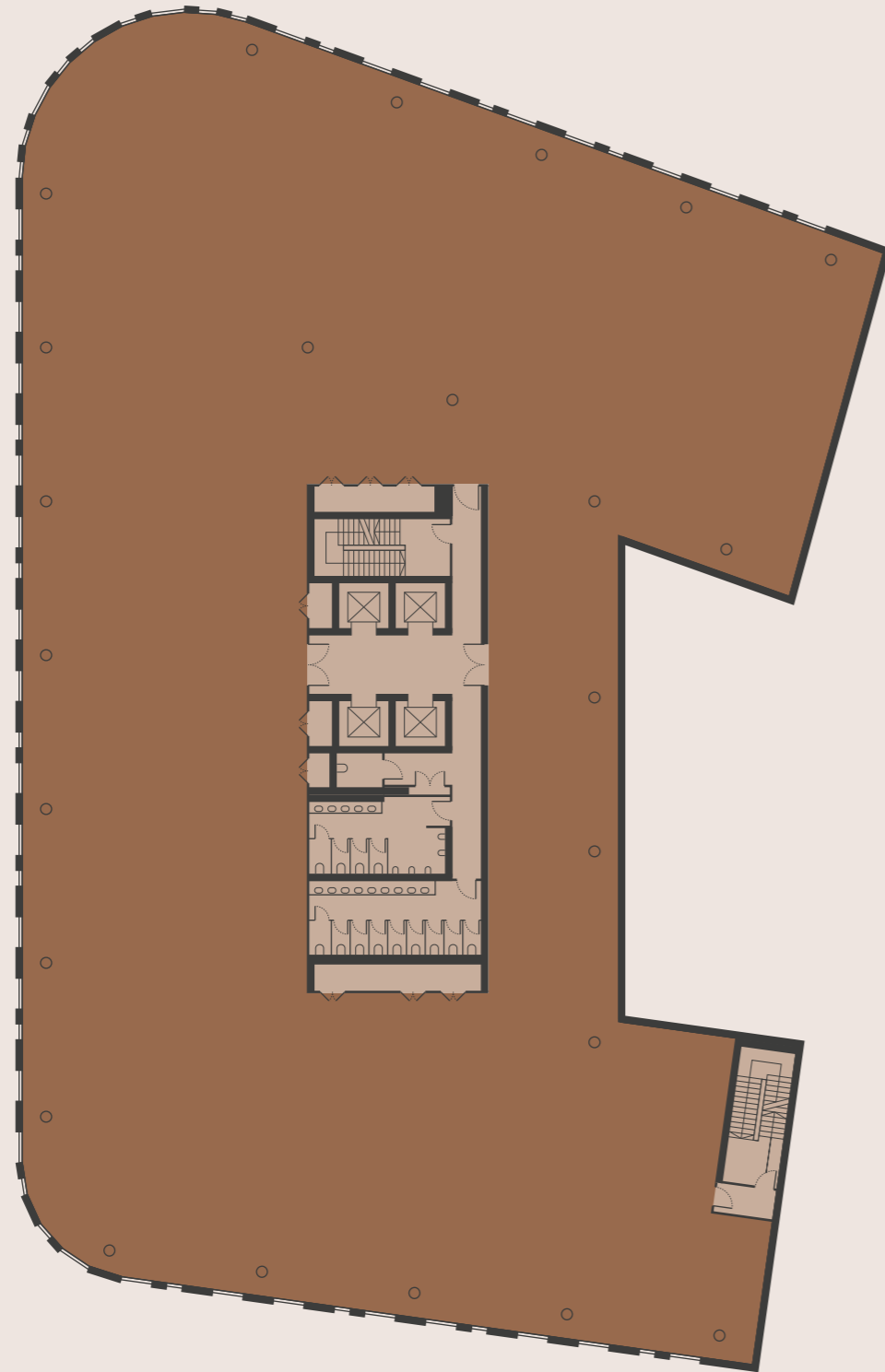
FIRST FLOOR
OFFICE
18,018 SQ FT / 1,674 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



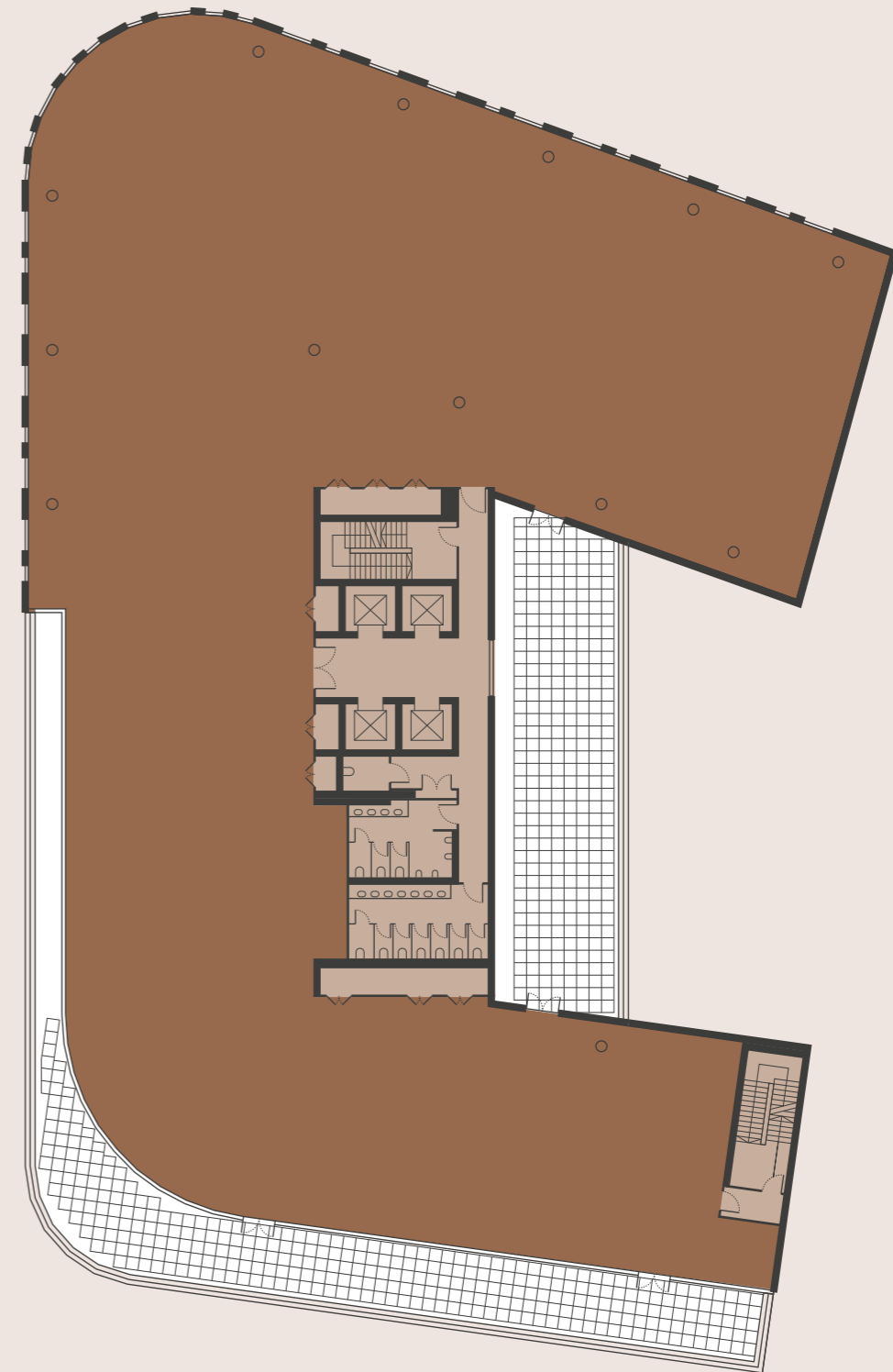
TYPICAL FLOOR
SECOND FLOOR OFFICE
19,584 SQ FT / 1,819 SQ M
THIRD FLOOR OFFICE
19,580 SQ FT / 1,819 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



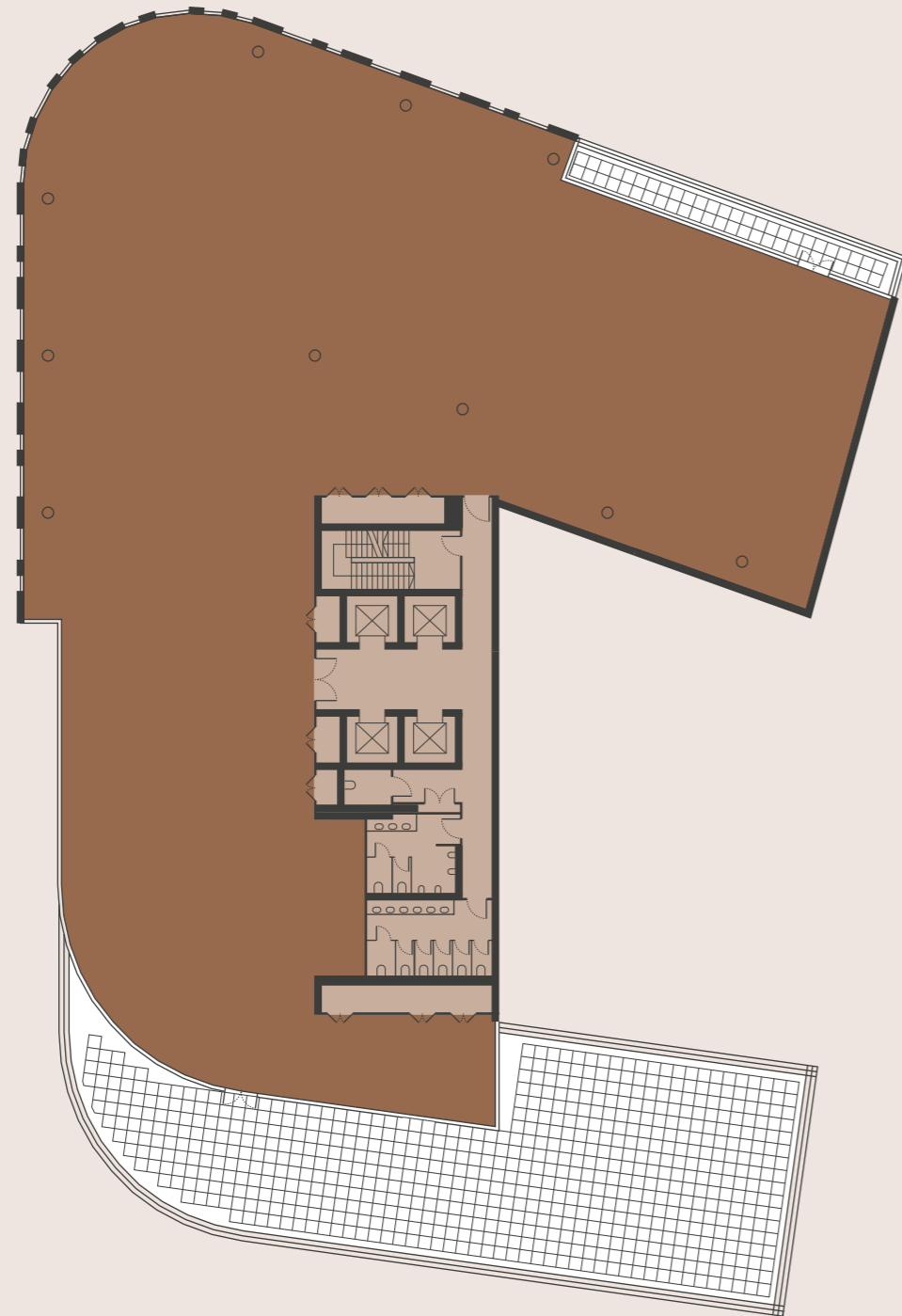
FOURTH FLOOR
OFFICE
15,956 SQ FT / 1,482 SQ M
TERRACES
3,082 SQ FT / 286 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



FIFTH FLOOR
 OFFICE
 12,567 SQ FT / 1,168 SQ M
 TERRACES
 3,178 SQ FT / 295 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



LOWER GROUND FLOOR
 CAR PARKING SPACES 42
 BICYCLE BAYS 68
 MOTORCYCLE PARKING BAYS 2

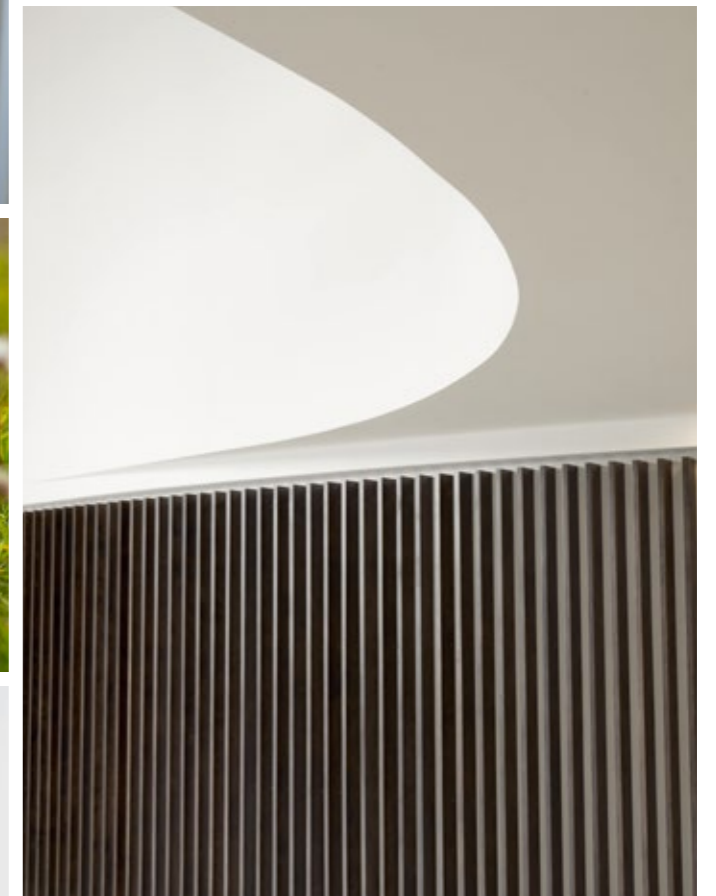


FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

+ SPECIFICATION

Designed to meet the modern occupier's needs, R+ incorporates the very latest technologies and performance enhancing features.

- + Impressive double height reception
- + Barrier controlled access in reception
- + 4 x 13 person passenger lifts
- + Goods lift between lower ground and ground floor
- + VRF air conditioning
- + Metal tile suspended ceilings
- + LED lighting throughout
- + 2.7m floor to ceiling height
- + Raised access floor 125mm
- + 1.5m planning grid
- + 1:10 sq m occupational density
- + Roof terraces with wild flower gardens
- + 42 secure car parking spaces (1:2,480 sq ft)
- + 6 car charging points
- + 68 bicycle bays
- + 2 motorcycle parking bays
- + WCs on each floor
- + DDA compliant
- + High quality shower facilities
- + Dedicated male and female changing rooms
- + Heated lockers
- + CCTV
- + BREEAM: Excellent
- + EPC: A



+ READING

It's no surprise that Reading is thriving. PwC and Demos have ranked Reading as the UK's top place to live and work for the third consecutive year.

Reading has established itself as the UK's number one regional technology centre. Propelled by its high-value knowledge economy and proximity to London.

From its University to its workforce, Reading continues to attract and retain the very best people from the UK and beyond.

NO.1

PLACE TO LIVE AND WORK IN THE UK

28%

OF POPULATION ARE GRADUATES

20%

OF GRADUATES STAY IN READING

5TH

HIGHEST START UP RATE IN THE UK

13

OF THE WORLD'S TOP 30 BRANDS ARE LOCATED IN READING

BARCLAYS

hibü

OLSWANG

Deloitte.



PRUDENTIAL

VISA



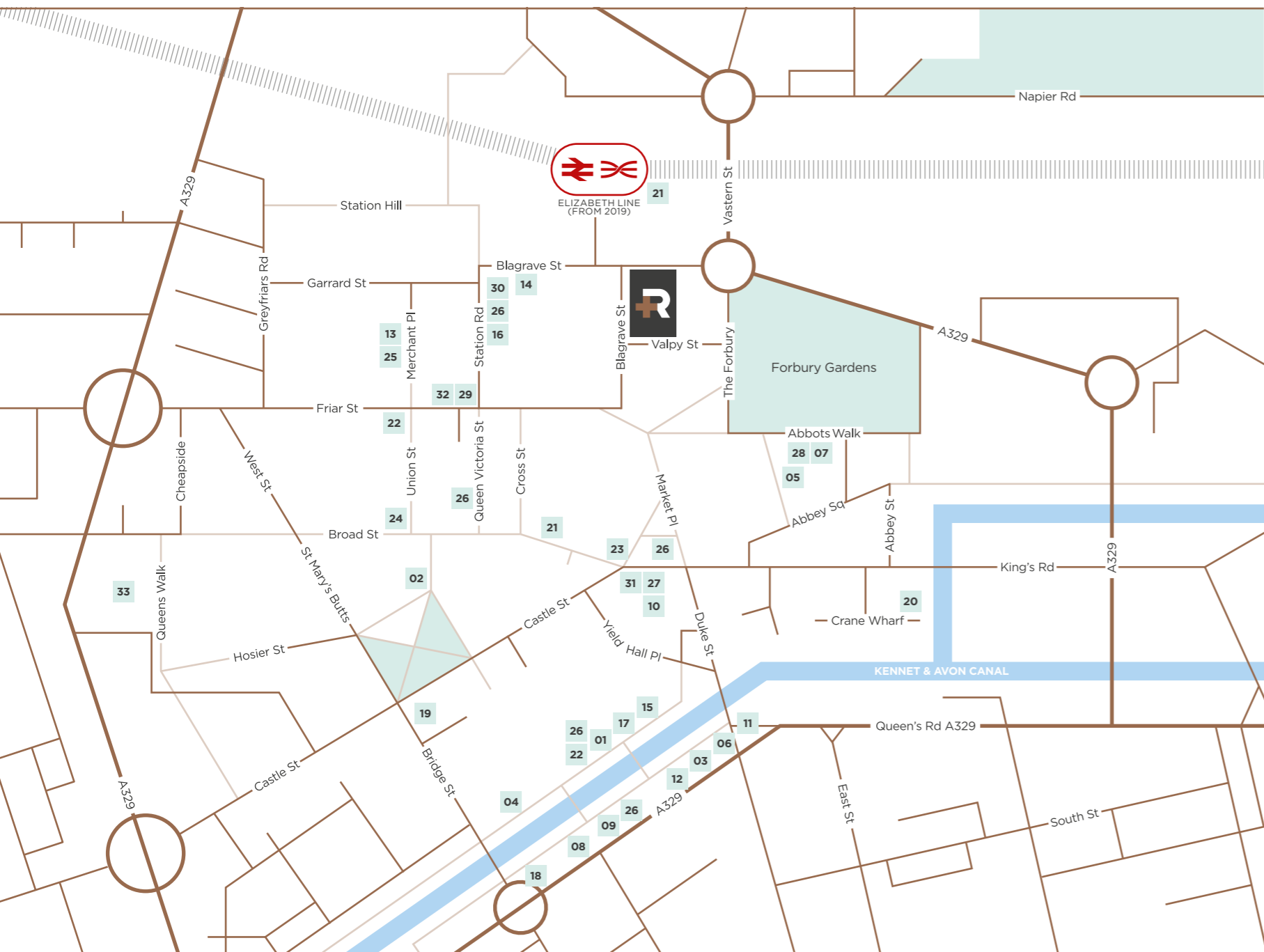
EY Building a better working world

JACOBS



Microsoft

SOURCES: PWC.CO.UK CENTREFORCITIES.ORG



BARS & RESTAURANTS

- 01 All Bar One
- 02 Bill's
- 03 Browns
- 04 Café Rouge
- 05 Carluccio's
- 06 Côte Brasserie
- 07 The Forbury
- 08 Giraffe
- 09 Jamie's Italian
- 10 La Courbe

CAFÉS

- 11 London St. Brasserie
- 12 Miller & Carter
- 13 Milk
- 14 The Oakford Social
- 15 Pizza Express
- 16 Revolution
- 17 Slug & Lettuce
- 18 Wagamama
- 19 Zero Degrees
- 20 Zizzi

HOTELS

- 21 Costa
- 22 Caffè Nero
- 23 Picnic
- 24 Pret A Manger
- 25 Shed
- 26 Starbucks
- 27 Workhouse Coffee
- 28 The Forbury
- 29 Ibis
- 30 Malmaison
- 31 Mercure George
- 32 Novotel
- 33 Pentahotel

From the laid back, hipster atmosphere at the Oakford Social to fine dining at London St. Brasserie, Reading's eclectic mix of amenities cater for its varying tastes.





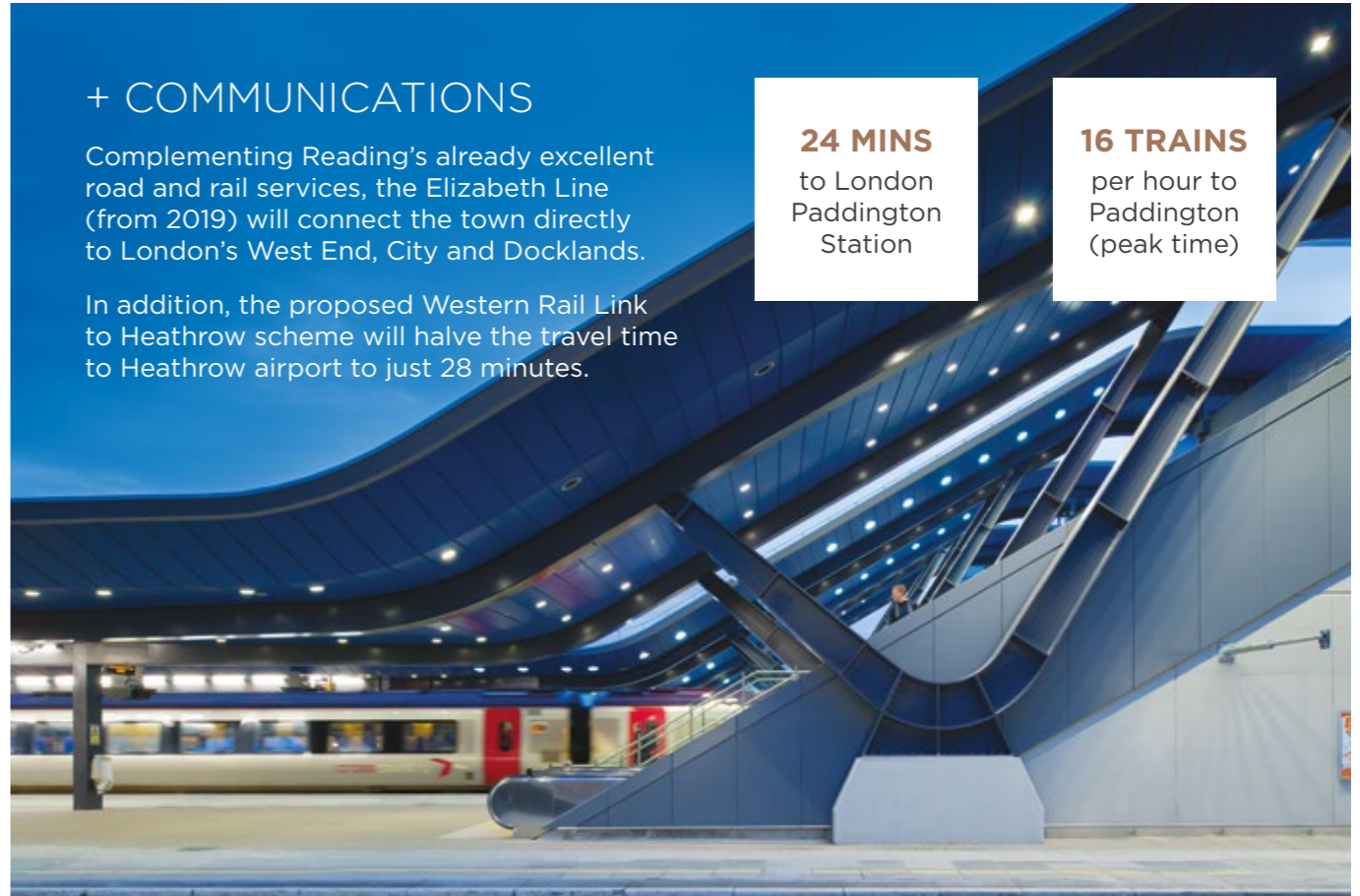
+ COMMUNICATIONS

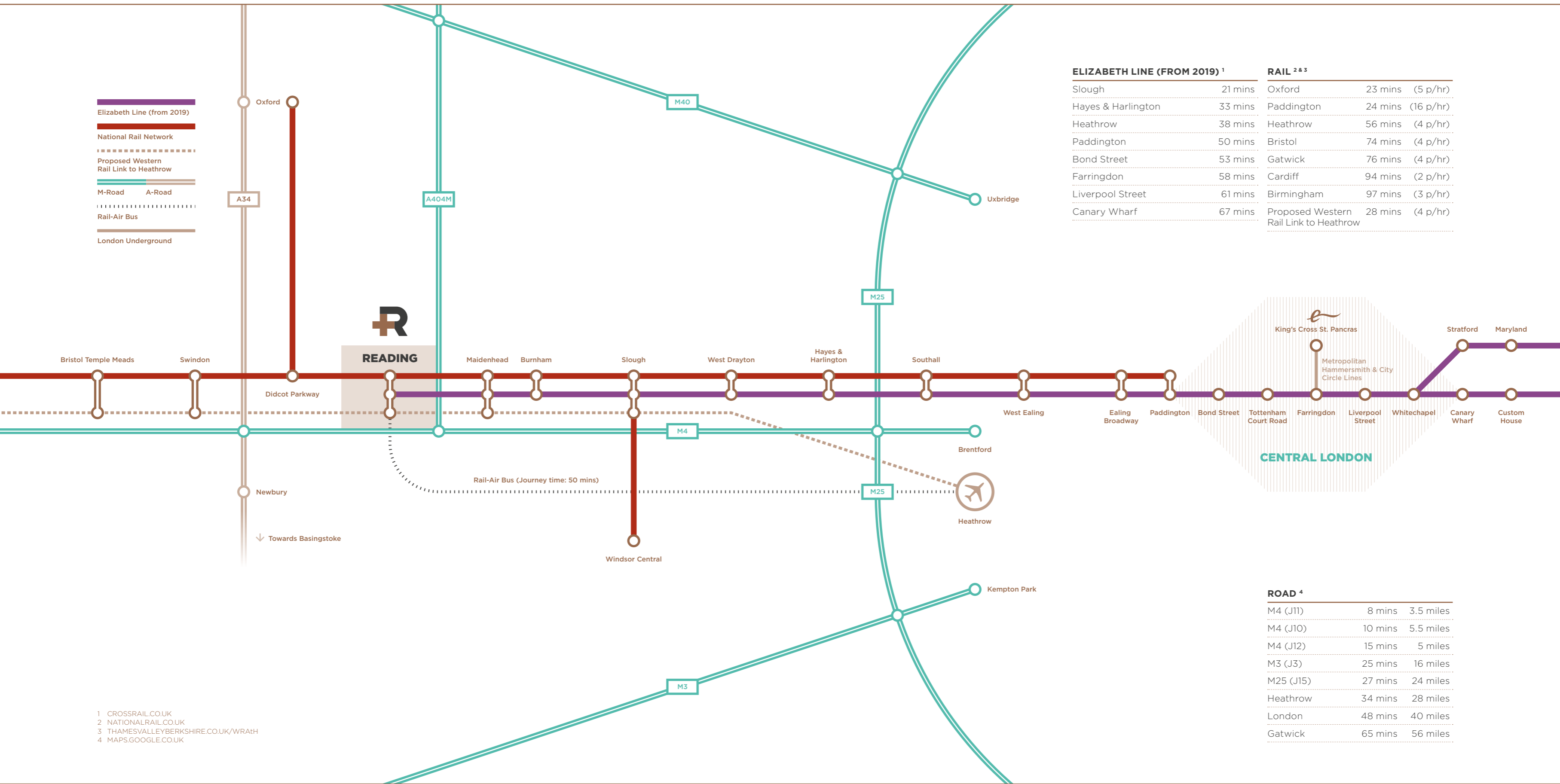
Complementing Reading's already excellent road and rail services, the Elizabeth Line (from 2019) will connect the town directly to London's West End, City and Docklands.

In addition, the proposed Western Rail Link to Heathrow scheme will halve the travel time to Heathrow airport to just 28 minutes.

24 MINS
to London
Paddington
Station

16 TRAINS
per hour to
Paddington
(peak time)





ELIZABETH LINE (FROM 2019) ¹

Slough	21 mins
Hayes & Harlington	33 mins
Heathrow	38 mins
Paddington	50 mins
Bond Street	53 mins
Farringdon	58 mins
Liverpool Street	61 mins
Canary Wharf	67 mins

RAIL ^{2 & 3}

Oxford	23 mins	(5 p/hr)
Paddington	24 mins	(16 p/hr)
Heathrow	56 mins	(4 p/hr)
Bristol	74 mins	(4 p/hr)
Gatwick	76 mins	(4 p/hr)
Cardiff	94 mins	(2 p/hr)
Birmingham	97 mins	(3 p/hr)
Proposed Western Rail Link to Heathrow	28 mins	(4 p/hr)



ROAD ⁴

M4 (J11)	8 mins	3.5 miles
M4 (J10)	10 mins	5.5 miles
M4 (J12)	15 mins	5 miles
M3 (J3)	25 mins	16 miles
M25 (J15)	27 mins	24 miles
Heathrow	34 mins	28 miles
London	48 mins	40 miles
Gatwick	65 mins	56 miles

1 CROSSRAIL.CO.UK
 2 NATIONALRAIL.CO.UK
 3 THAMESVALLEYBERKSHIRE.CO.UK/WRATH
 4 MAPS.GOOGLE.CO.UK



A DEVELOPMENT BY



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

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