

ICONIC GRADE A  
OFFICES TO LET

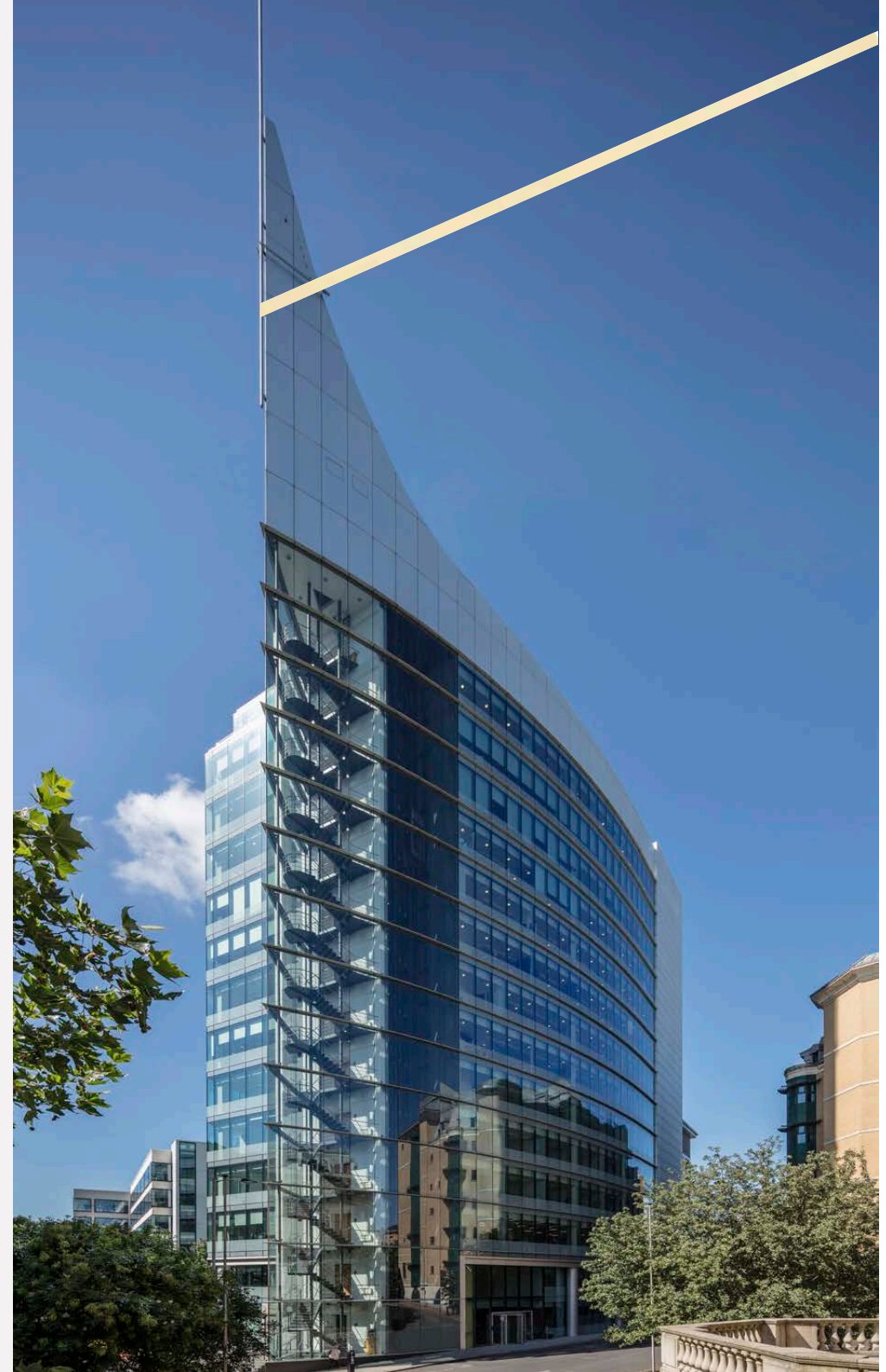
ABBAY SQUARE  
READING RG1 3BD

# THE BLADE

# Get a slice of Reading's most iconic building

The Blade is a striking landmark building providing:

- 110,990 sq ft of high quality office space with spectacular views.
- In-town parking at a ratio of 1:1,000 sq ft.
- Professional business lounge and co-working space.
- Landlord based on-site.
- Meeting room and serviced office facilities by Pure Offices.





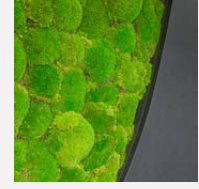
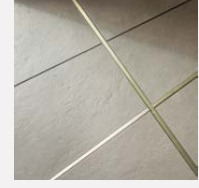
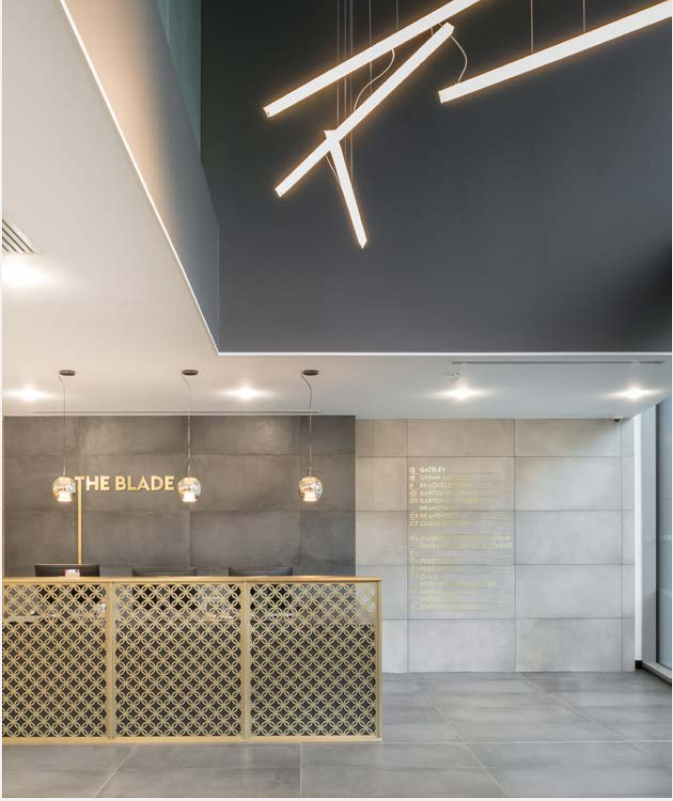
# Raise your profile An impressive reception sets the tone

Refurbished reception



**On point**  
**Perfectly poised**  
**design details**

Designed with dynamic businesses in mind – the considered interior and design details provide a stunning, light environment in which to work and create.



# Designed for work



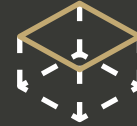
Four-pipe fan coil air conditioning



LED lighting with PIR sensors



Four 13 person lifts and one goods lift



Fully accessible raised flooring with a depth of 150mm



Floor to ceiling height of 2.7m with full height glazing



Meeting rooms and serviced office facilities by Pure Offices



Business lounge with concierge and WiFi



Building owner based on-site



Shower rooms and changing facilities



In-town parking at a ratio of 1:1,000 sq ft



Cycle storage



Outdoor terrace



'Very Good' BREEAM rating



EPC Rating (C) 75



WiredScore certified

**Creative space  
to think big**



# Flexible spaces

The Part 2nd and Part 5th Floors offer flexible accommodation, with the 13th “penthouse” floor offering spectacular views across the surrounding area.

Additional meeting room and serviced office facilities are available on-site from one person upwards, via Pure Offices.

Floor	Occupier/Availability	Sq Ft*	Sq M*
13th	<b>Available</b>	<b>7,458</b>	<b>1,627.7</b>
12th	Urban Science International		
11th	Bracket Global		
10th	Barton Willmore		
9th	Brand View Barton Willmore		
8th	Brandview		
7th	Gleeson Recruitment Group Cloudfactory		
6th	Hays Recruitment Altitude Angel		
5th	<b>Available</b> Fal anx Group	<b>4,370</b>	<b>405.0</b>
4th	Pure Offices (serviced offices)		
3rd	Pure Offices (serviced offices)		
2nd	<b>Available</b> CMS	<b>3,085</b>	<b>286.6</b>
1st	Megabyte Kaplan		
Ground	Kaplan		
<b>Total</b>		<b>14,913</b>	<b>1,385.4</b>

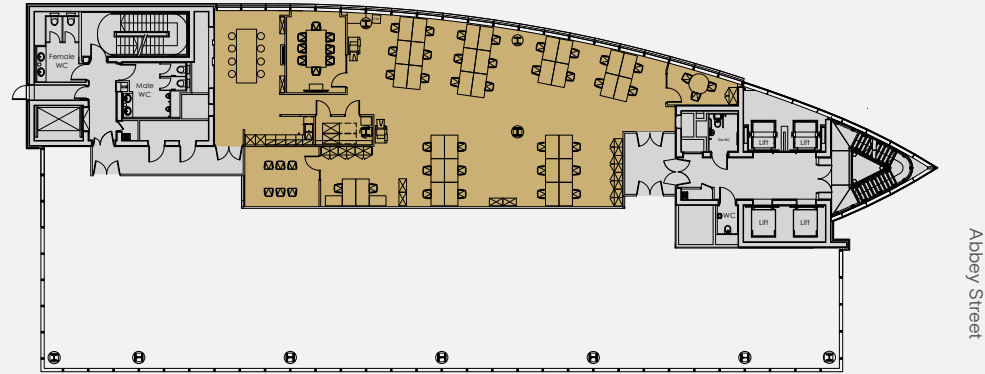
\* All sizes are to the International Property Measurement Standard (IPMS). Plans and areas for indicative purposes only. Not to scale.

## Part 2nd Floor (Fitted and Furnished)

3,085 sq ft / 286.6 sq m



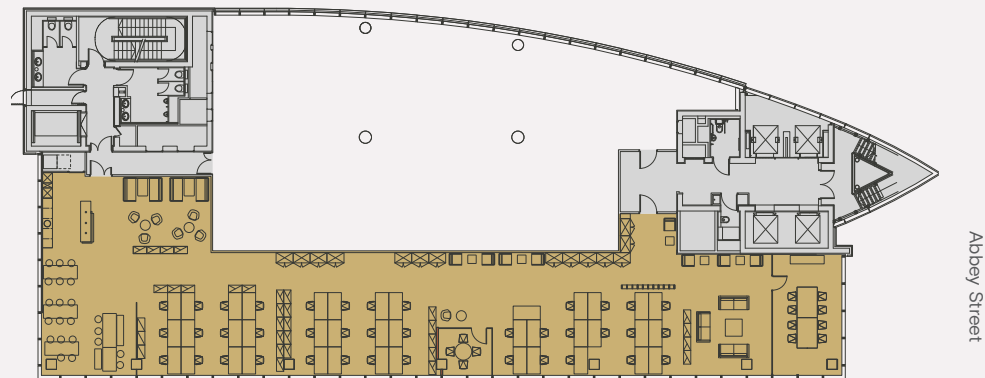
Abbey Square



## Part 5th Floor (Indicative Space Plan)

4,370 sq ft / 405.0 sq m

Abbey Square



● Core

● Available office space

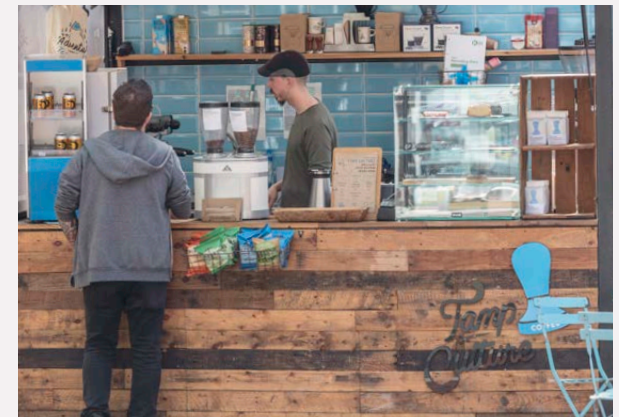




# Food for thought Be spoilt for choice



- Clockwise from Left
1. Bill's
  2. Pho
  3. Malmison Hotel
  4. Tamp Culture Coffee
  5. Itsu
  6. The Forbury Hotel
  7. Oakford Social Club



Reading boasts an enviable array of shops, bars, restaurants and cultural venues – catering for all tastes and occasions.

From The Oracle shopping centre with all the high street favourites and a 10 screen cinema – to music and arts at The Hexagon – to a wide range of sports facilities and activities, it's all on your doorstep.

# The local scene

Whether recognised and celebrated high street names or the best of new independents – Reading has an excellent dining and social scene.

## Bars & restaurants

- 01\* Bel & Dragon
- 02 Bella Italia
- 03 Bill's
- 04 The Botanist
- 05 BrewDog
- 06\* Broad Street Bar & Kitchen
- 07 Browns
- 08 Bolan Thai
- 09 Buenasado Steakhouse
- 10\* Carluccio's
- 11 Cerise at The Forbury
- 12\* Comptoir Libanais
- 13 Côte Brasserie
- 14 Forbury's Restaurant
- 15 Franco Manca
- 16 The Greyfriar of Reading
- 17 Itsu
- 18 The Market House
- 19 Milk
- 20 Miller & Carter
- 21\* Mission Burrito
- 22 Oakford Social Club
- 23 Osaka
- 24 Pho
- 25 The Real Greek
- 26\* Valpy's
- 27\* Veen0
- 28 Wagamama
- 29\* Wolf
- 30 Zero Degrees
- 31\* Zizzi

## Cafés

- 32 Costa
- 33 Caffè Nero
- 34\* Lincoln Coffee House
- 35 Picnic
- 36 Pret A Manger
- 37 Shed
- 38 Starbucks
- 39 Tamp Coffee
- 40 Workhouse Coffee

## Hotels

- 41 The Forbury
- 42 Ibis
- 43 Malmaison
- 44 Mercure George
- 45 Novotel
- 46 Pentahotel

## Leisure

- 47 58 Barbershop
- 48 9Round
- 49 Abbey Ruins
- 50\* Buzz Gym
- 51 Cycle Republic
- 52 F45
- 53 Forbury Retail Park
- 54 Thames Lido
- 55 Vue cinema

\* Discount available to the Blade card holders.



# The facts and figures

Reading consistently appears at the top of many annual surveys as one of the best places to live and work in the UK.

The town has attracted companies from the creative and tech industries in recent years – thanks to Reading’s vibrant local environment, diverse amenity offering and entrepreneurial spirit.



## Local occupiers

BARTON  
WILLMORE

BARCLAYS

pwc

EY  
Building a better  
working world

KAPLAN

Deloitte.

KPMG

CISCO

Gateley Plc

Microsoft

# 1st

UK's fastest growing city  
economy 2017-2019\*

# 2nd

PWC Growth Report  
for Cities in the UK\*\*

# 13%

of the UK's digital revenue  
is from Reading\*\*\*

# 2nd

Most business friendly  
city in Europe+

# 4th

highest start-up  
rate in the UK\*\*

# 13

of the world's top 30  
brands are here



\* EY UK & Regions Economic Forecast 2017-2019. \*\* PWC Good Growth Cities Index 2017. \*\*\*2017 Tech Nation Report. +FDI European Cities of the Future Awards 2018/19. +Barclays UK Prosperity Map.

The Oracle

Reading Railway Station

Forbury Gardens

THE BLADE

River Thames

Thames Lido



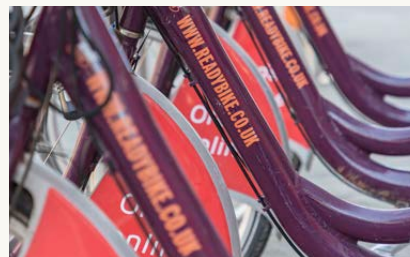
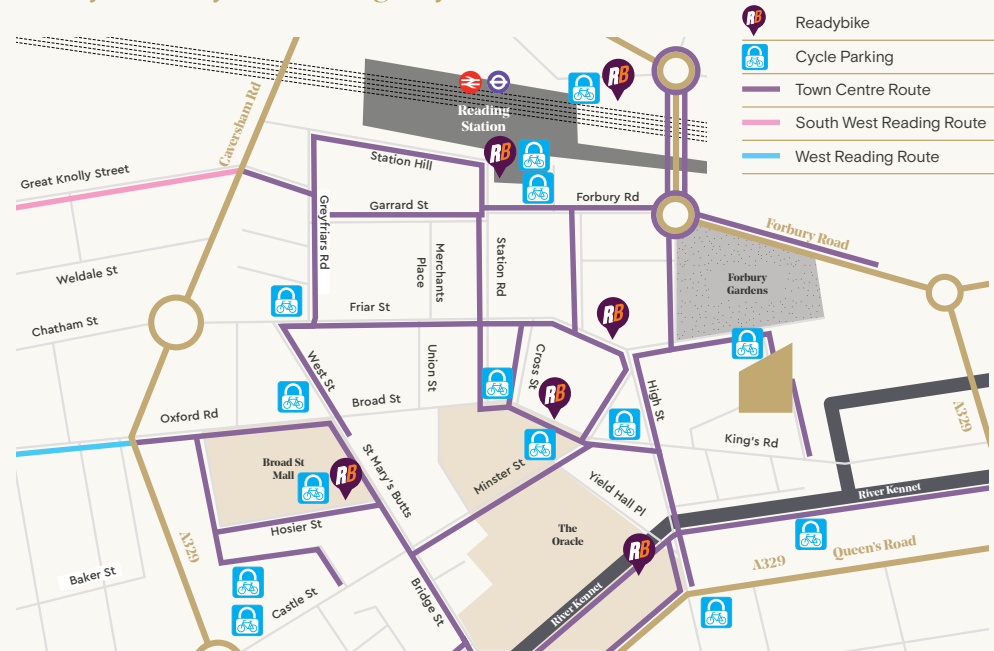
---  5 minute walk to Reading Railway Station

# Cut the Commute

## Connect by rail, road or foot

The Blade is within a five minute walk (through Forbury Gardens) of Reading's main station – which provides outstanding transport links across the country and beyond.

### Readybike / Cycle Parking / Cycle Network



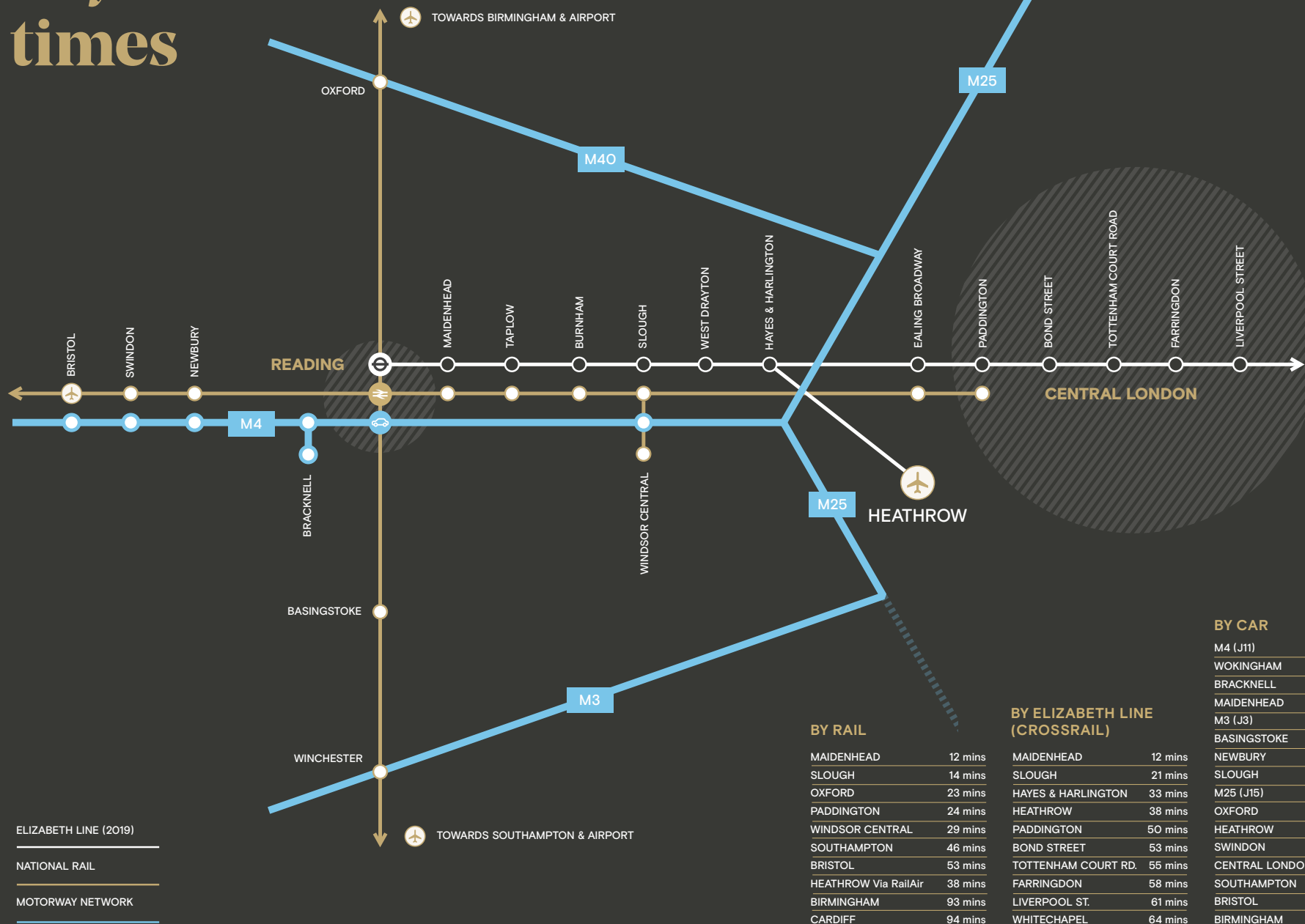
From 2019 the Elizabeth Line will provide reduced travel time into and across Central London.

Heathrow will be within easy reach thanks to the proposed new £500m Western Rail Link to Heathrow scheme – meaning passengers will benefit from direct rail access to the airport from Reading.

Access to the M4 at three junctions provides wider connection to the national motorway network and the M25.

Reading is fit for cyclists with a 37 mile network. The Readybike hire scheme now has 29 docking stations in the town's urban centre.

# Key travel times



ELIZABETH LINE (2019)  
 NATIONAL RAIL  
 MOTORWAY NETWORK

### BY RAIL

MAIDENHEAD	12 mins
SLOUGH	14 mins
OXFORD	23 mins
PADDINGTON	24 mins
WINDSOR CENTRAL	29 mins
SOUTHAMPTON	46 mins
BRISTOL	53 mins
HEATHROW Via RailAir	38 mins
BIRMINGHAM	93 mins
CARDIFF	94 mins

### BY ELIZABETH LINE (CROSSRAIL)

MAIDENHEAD	12 mins
SLOUGH	21 mins
HAYES & HARLINGTON	33 mins
HEATHROW	38 mins
PADDINGTON	50 mins
BOND STREET	53 mins
TOTTENHAM COURT RD.	55 mins
FARRINGDON	58 mins
LIVERPOOL ST.	61 mins
WHITECHAPEL	64 mins

### BY CAR

M4 (J11)	3.5 miles
WOKINGHAM	11 miles
BRACKNELL	12 miles
MAIDENHEAD	19 miles
M3 (J3)	16 miles
BASINGSTOKE	17 miles
NEWBURY	24 miles
SLOUGH	23 miles
M25 (J15)	24 miles
OXFORD	26 miles
HEATHROW	27 miles
SWINDON	44 miles
CENTRAL LONDON	44 miles
SOUTHAMPTON	47 miles
BRISTOL	81 miles
BIRMINGHAM	103 miles

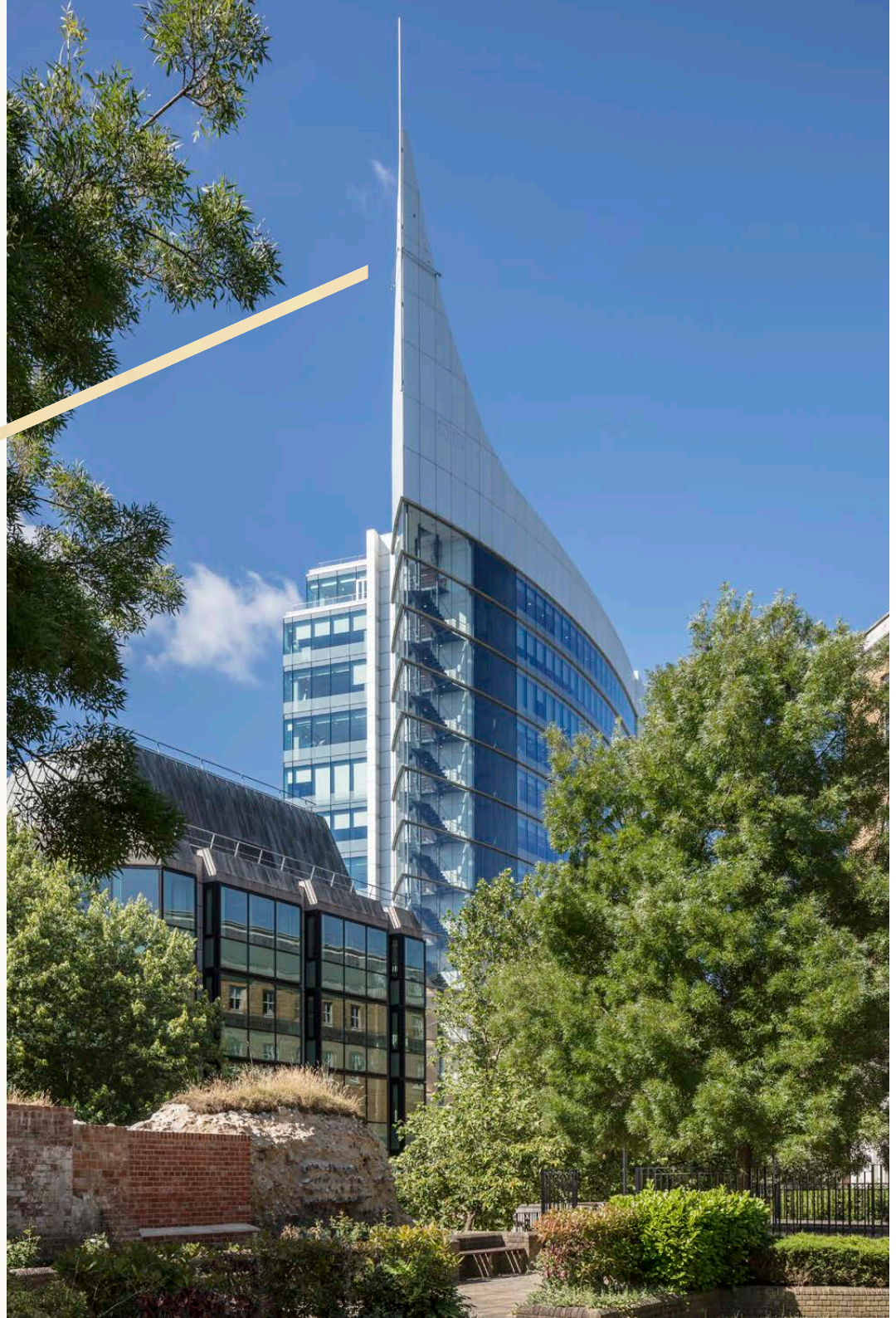
Faster journey times into and across Central London will be achievable when combining the mainline rail service from Reading and Elizabeth Line service at Paddington.



Refurbished reception entrance



Business lounge reception





# Further information

## Viewings

Strictly through the joint  
sole letting agents.

## Terms

Upon application.



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