




STATION HILL  
READING

# Stop, Collaborate & Listen.



ONE STATION HILL  
275,000 SQ FT  
EARLY 2024

SUSTAINABLE EXCELLENCE



If you're going to take things to the next level, you may as well do it on an epic scale.

CGI: AERIAL VIEW OF THE STATION HILL DEVELOPMENT



# Fifteen floors of 'my-work-space- is-better-than- your-work-space'.

**ONE STATION HILL WILL PROVIDE  
OVER 275,000 SQ FT (25,600 SQ M)  
OF BEST-IN-CLASS WORKSPACE IN  
AN ICONIC DESIGN-LED BUILDING,  
DIRECTLY OPPOSITE READING STATION.**

Arranged over lower ground, ground and fifteen upper floors, ONE Station Hill sits within a new curated district and provides the ultimate platform for companies to win the war-for-talent and provide for the highest standards of wellbeing.

CGI: LANDSCAPED AND MANAGED PUBLIC  
REALM OUTSIDE ONE STATION HILL

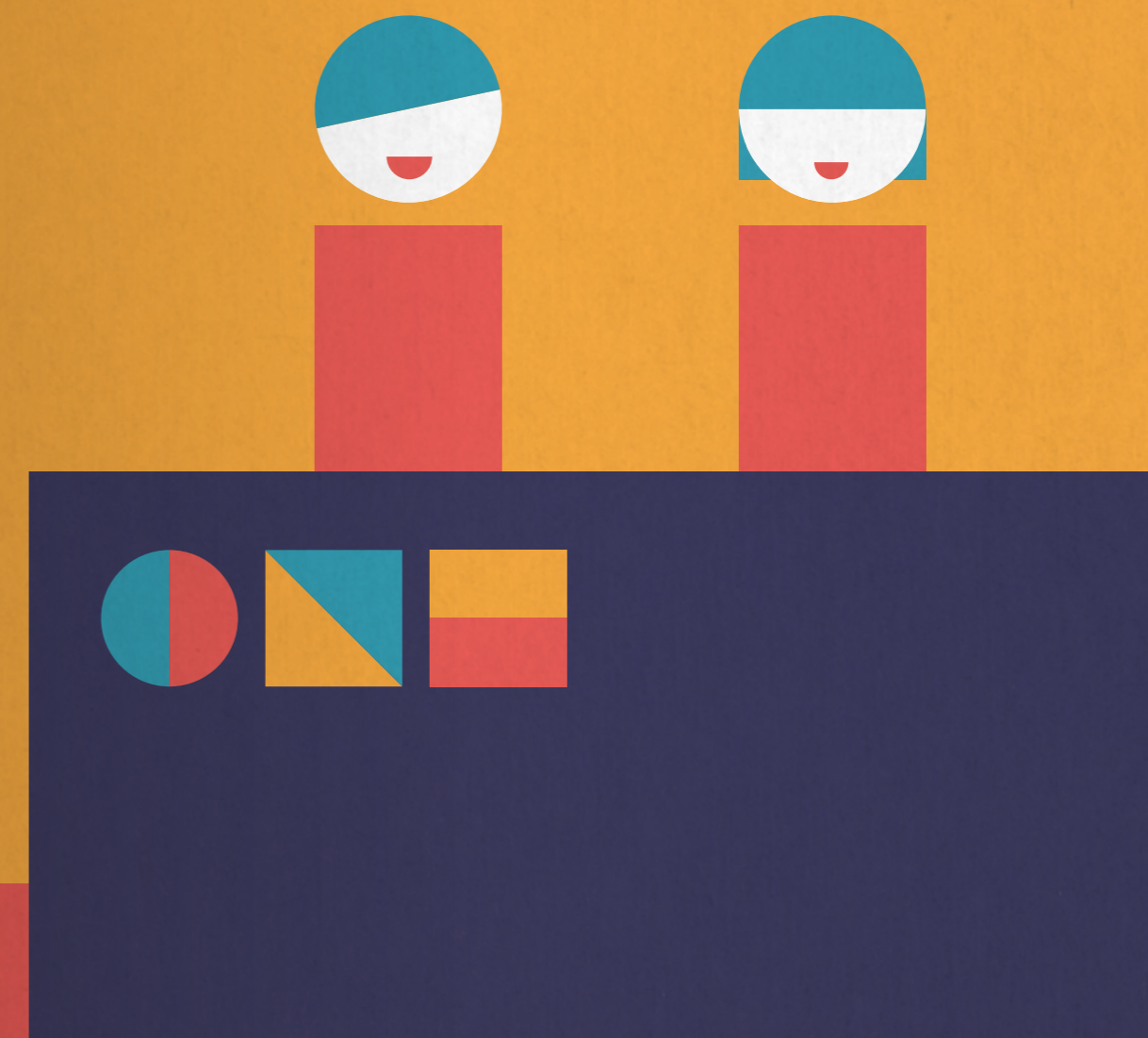
# Welcome. There's plenty going on behind the smiles.

**WHILE FIRST IMPRESSIONS MATTER, THE ENTRANCE TO A BUILDING NEEDS TO GO BEYOND THE SUPERFICIAL. IT NEEDS TO PROVIDE DEPTH OF PURPOSE AND A SERVICE-LED EXPERIENCE.**

ONE Station Hill's double-height reception can be accessed on multiple levels from both Station Hill Square and Garrard Street.

The voluminous space will be managed by a helpful and enthusiastic concierge service, working hard to ensure a seamless experience for both occupiers and visitors.

Beyond the reception desk; meeting rooms, a café and co-working spaces will create active and bustling spaces that will energise the building.



**Directly opposite Reading Station**



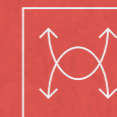
**Double-height reception**



**Concierge services**



**Meeting rooms**



**Co-working spaces**



**Integrated café**



CGI: INDICATIVE RECEPTION ENTRANCE



# Well cared for.

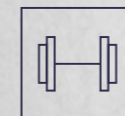


AirRated™

**WELLBEING IN THE WORKPLACE IS VITAL. A HAPPY AND HEALTHY WORKFORCE IS MORE PRODUCTIVE, MORE ENGAGED AND TAKE FEWER SICK-DAYS.**

ONE Station Hill's facilities are designed to encourage a positive, healthy work lifestyle.

Targeting Platinum level for WELL and Cycling Score certifications, ONE Station Hill provides an optimum environment and opportunities for people to integrate wellbeing activities into their work day, to the benefit of both employees and employers.



**Health studio and fitness facilities**



**Rooftop yoga and fitness classes**



**Generous showering and changing facilities**



**Ventilation performance - air change of 13 litres/person every second**



**Secure cycle parking and maintenance hub**



**ESG+R ready**



CGI: INDICATIVE RECEPTION SPACE



# Sustainable excellence.

## ENVIRONMENTAL FEATURES THAT DON'T COMPROMISE PERFORMANCE.

ONE Station Hill has been designed to the highest specification, providing a best-in-class environment for occupiers.



**BREEAM target: 'Excellent'**



**EPC target: 'A'**



**8% lower emissions than comparable Grade A office stock**



**10% more efficient glazed façade than BCO standards**



**All electric building / Air source heat pumps**



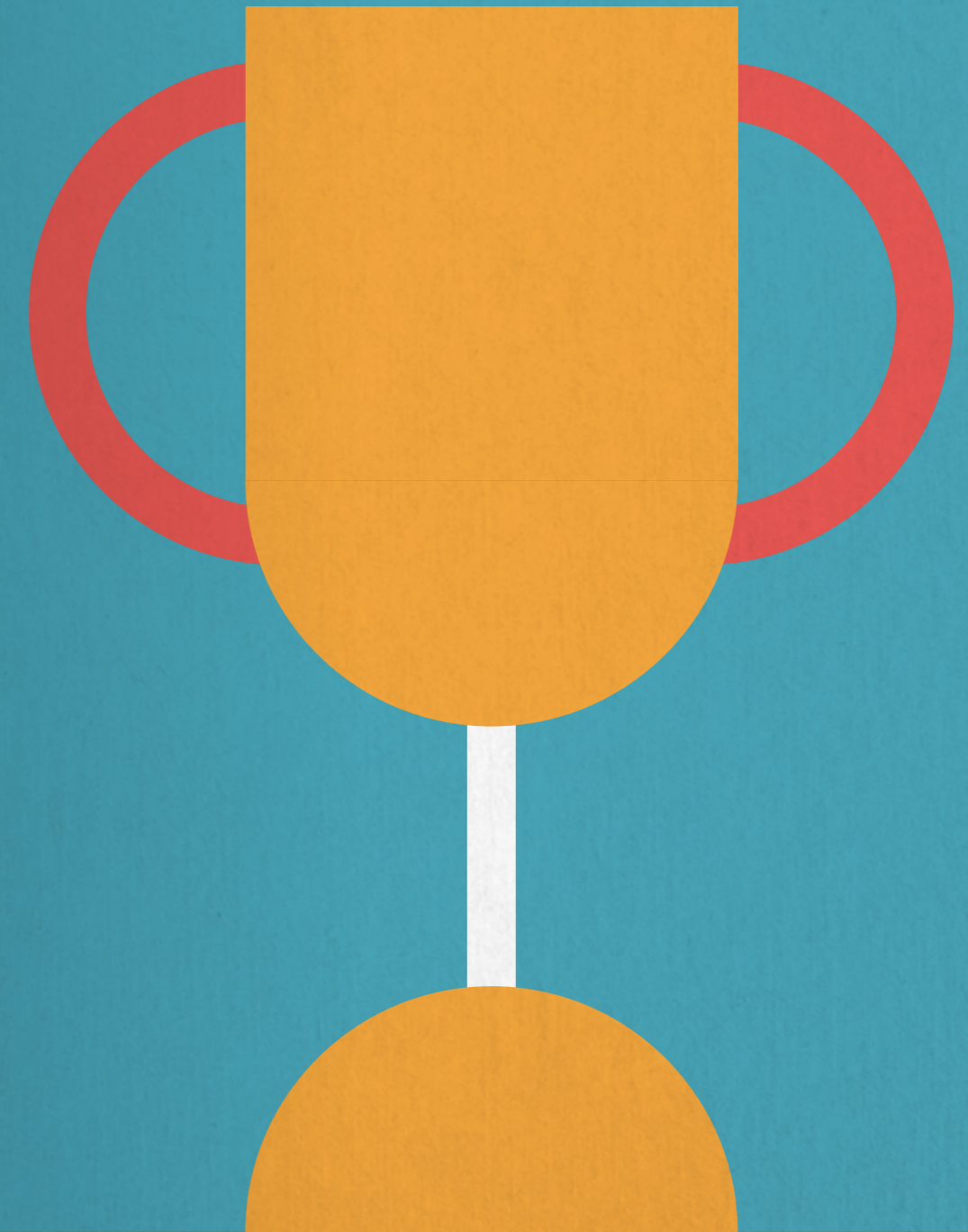
**20% more efficient lighting than BCO standards**



**Smart building technology ready**



**Provision for future heat network integration**



# In safe (and clean) hands.



**ALONG WITH MULTI-MODAL TRANSPORT OPTIONS, ONE STATION HILL'S DESIGN PROVIDES FLEXIBILITY TO QUICKLY ADAPT IN A POST-COVID, DYNAMIC WORKPLACE ENVIRONMENT, TO SUIT EMPLOYEE AND BUSINESS NEEDS.**

ONE Station Hill's typical floors provide large, open, column free space with floor to ceiling glazing allowing tenants to:

- Manage densities to prioritise physical distancing
- Reconfigure the workplace to flex spaces
- Analyse occupation patterns
- Plan and communicate cleaning regimes
- Embrace new workspace technologies and practices.



**Multiple entrances for separation and social distancing if required**



**Touch-free access management and security turnstiles**



**Touch-free sensors for cisterns, taps and dryers**



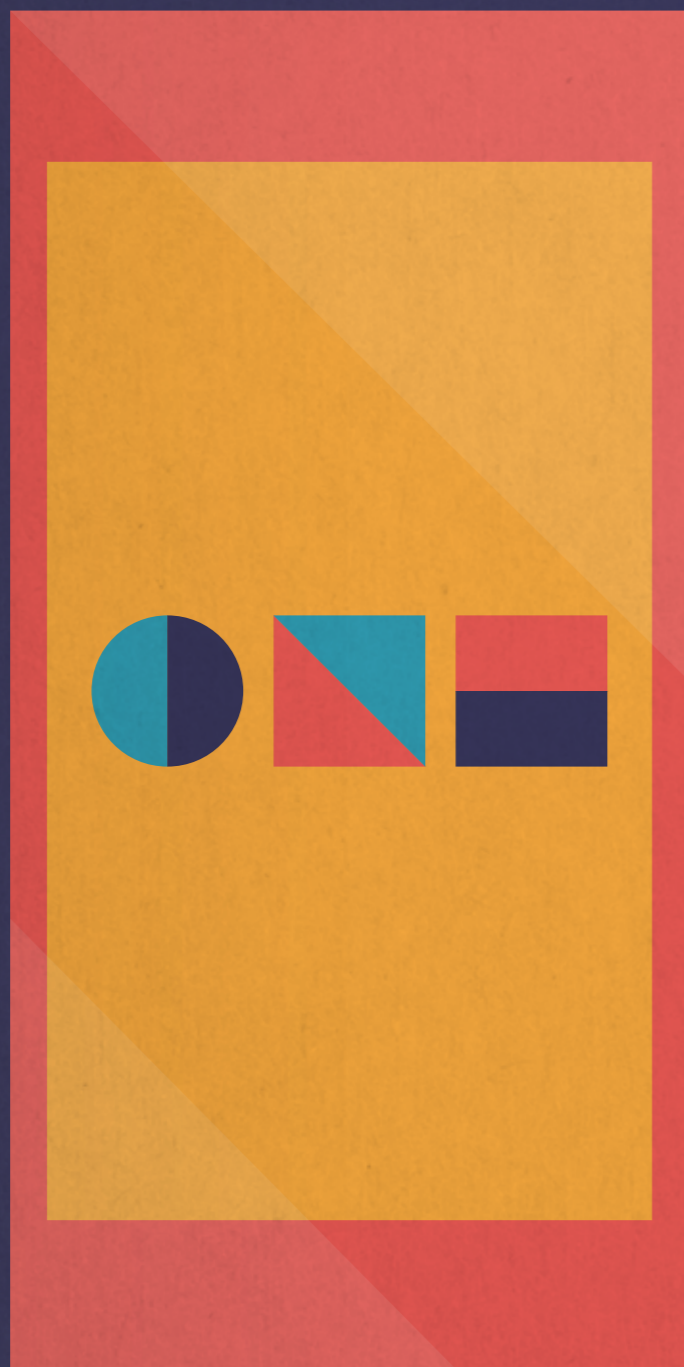
**Generous, spacious reception and arrival**



**Touch-free lift destination control capability in spacious lobbies**



**Easy-clean, robust materials throughout the building**



## smartspaces

-  **Desk / meeting room booking with real-time availability**
-  **Visitor management**
-  **Contactless entry**
-  **Lift destination control**
-  **Climate control**
-  **Lighting control**
-  **Occupancy analysis**
-  **Pre-order food to avoid queues**
-  **Book fitness classes**

# Smart building.

### EMBRACING INTUITIVE TECHNOLOGY IN A POST-COVID WORKING LANDSCAPE MAKES PERFECT SENSE.

People are more conscious than ever about how they interact with the spaces they occupy.

The ONE Station Hill app will allow users to contactlessly control their environment throughout the day, from temperature and brightness to booking spaces and ordering food.



Future-proofing is built in to ONE Station Hill's design with a target to achieve 'Platinum' Wired Score – the highest possible award.



CGI: INDICATIVE 15TH FLOOR CloudONE TERRACE

# Whoever said “it’s lonely at the top” clearly didn’t have a top worth visiting.

## OUTDOOR SPACES, BOTH COMMUNAL AND PRIVATE, ENHANCE THE EXPERIENCE AND WELLBEING OF THOSE USING THE BUILDING.

From taking in the views with your morning coffee, a casual meeting or brainstorm, or hosting a client event in the evening, the outdoor terrace space offers a multitude of benefits.

CloudONE - The 15th floor lounge and terrace provide space for all building occupiers to meet, connect and network, creating a lasting community of like-minded people.



15th floor communal rooftop terrace (4,596 sq ft / 427 sq m)



CloudONE - 15th floor rooftop lounge



8th floor private terrace (3,853 sq ft / 360 sq m)



Direct access to two acres of new curated public realm



Part of the new Station Hill community



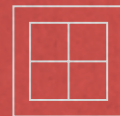
CO<sub>2</sub> Levels  
**1.2K G/H**

Energy Usage  
**31.2K Wh**

CGI: INDICATIVE TYPICAL FLOOR

# Atypical typical floors.

WITH GENEROUS FLOOR PLATES UP TO 21,000 SQ FT, ONE STATION HILL PROVIDES THE MOST FLEXIBLE WORKSPACE ALLOWING OCCUPIERS TO DESIGN WORKING LAYOUTS THAT BEST SUIT THEIR NEEDS.



Occupancy level: 1:8 sq m



Planning grid: 1.5m x 1.5m



Up to 21,000 sq ft floor plates



Floor void: 150mm



Floor to ceiling glazing



Floors divisible up to 4 parts

Giving you more headspace

Floor to soffit: 3.62m





# Station Hill. Community in place.

ONE STATION HILL IS PART OF AN EXCITING AND NEW VISION FOR READING.

Station Hill is a transformational development in the centre of Reading, a hive of activity creating a connected live-work-play experience.

CGI: LANDSCAPED AND MANAGED PUBLIC SPACE

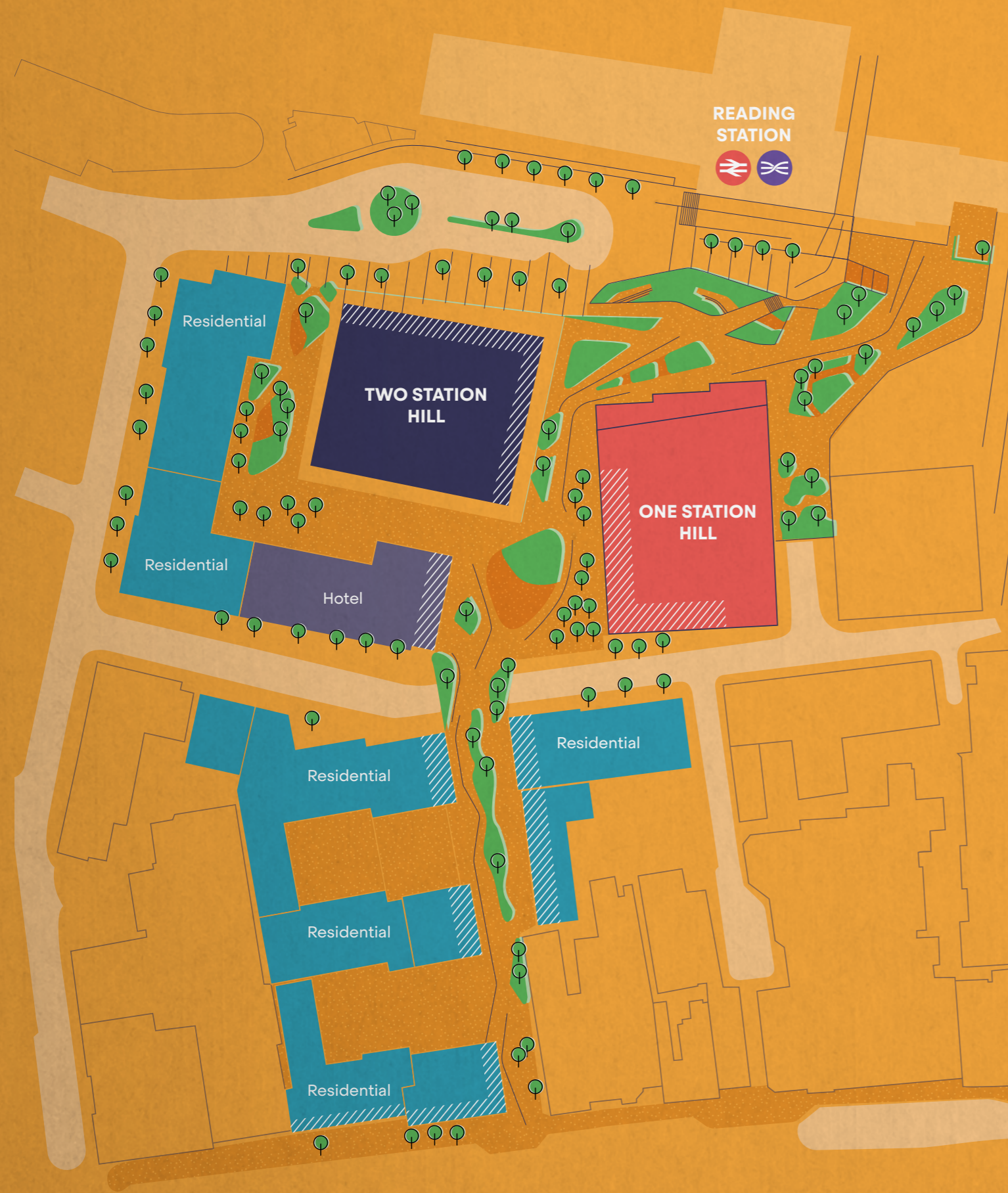


**Big space  
for big  
businesses  
(and small  
ones too).**  
**625,000 sq ft  
of collaborative  
work space.**

**STATION HILL FOCUSES ON BEST-IN-CLASS,  
HIGH SPECIFICATION WORK SPACE.**

Station Hill's commercial offering will create a prominent and welcoming landmark, directly opposite Reading station.

CGI: ONE & TWO STATION HILL



/// Active frontage retail, leisure and F&B space.

# Station Hill.

## Work space

625,000 SQ FT (58,065 SQ M)

## Retail, Leisure and F&B

95,000 SQ FT (8,825 SQ M)

## Hotel

200 BEDS

## Homes

1,300 RESIDENTIAL UNITS

## Curated public space

2 ACRES

## Car parking

850 SPACES



# Hungry, hungry hipsters.

**READING'S VIBRANT AND ENERGETIC CENTRE CATERS FOR ALL TASTES AND TRENDS THROUGHOUT THE DAY AND NIGHT.**

It provides the amenities that Reading's dynamic population deserves – a mixture of fine dining, cocktail bars and street food make for an interesting and diverse culinary landscape.



# Pitch perfection.



## HOTELS

- 01 The Forbury
- 02 Ibis Hotel
- 03 Malmaison

## LEISURE

- 04 Harris Shopping Arcade
- 05 The Hexagon Theatre
- 06 The Oracle Shopping Centre
- 07 Street Food Market
- 08 Vue Cinema

## OUTSIDE SPACES

- 09 Abbey Ruins
- 10 Christchurch Meadows
- 11 Forbury Gardens
- 12 Kings Meadow

## FITNESS

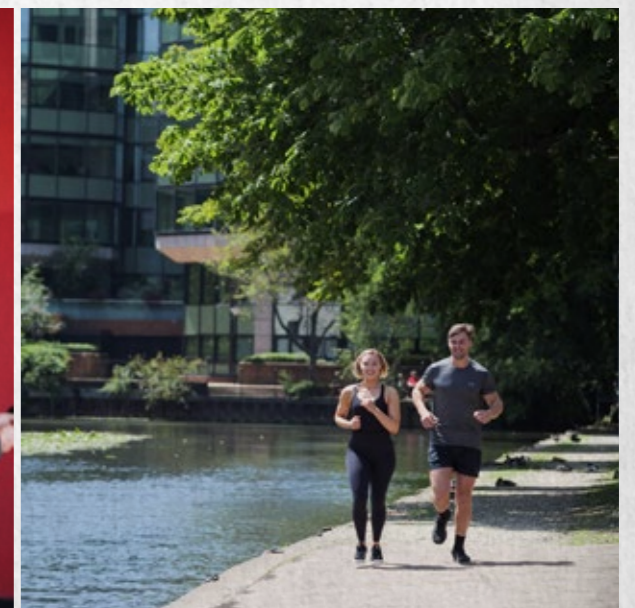
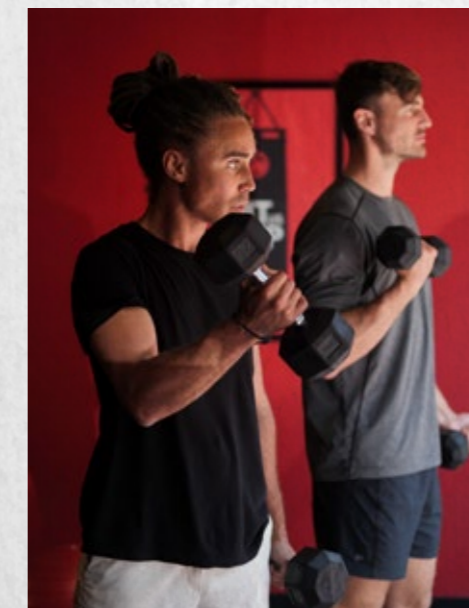
- 13 Buzz Gym
- 14 F45 Gym
- 15 Thames Lido

## BARS & RESTAURANTS

- 01 Browns Brasserie
- 02 Caffeine & Cocktails
- 03 Cerise
- 04 The Corn Stores
- 05 Las Iguanas
- 06 Lola Lo
- 07 London Street Brasserie
- 08 Miller & Carter
- 09 Oakford Social Club
- 10 Pepe Sale
- 11 Royal Tandoori
- 12 Smash
- 13 The Tasting House
- 14 Three Guineas

## COFFEE SHOPS / CAFÉS

- 15 C.U.P.
- 16 Lincoln Coffee House
- 17 Nibsy's
- 18 Picnic Foods
- 19 Shed
- 20 Whittington's Tea Barge
- 21 Workhouse Coffee



Access  
all  
areas.

STATION HILL SITS ADJACENT TO READING STATION PROVIDING LOCAL, NATIONAL AND CROSSRAIL ROUTES, AND ACTS AS THE GATEWAY TO THE REST OF THE TOWN.

Whatever your mode of transport, Station Hill's strategic location means you can spend less time getting where you need to be, and more time doing what you need to do.



**RAIL**

Maidenhead	6 mins
Slough	11 mins
<b>Oxford</b>	<b>23 mins</b>
Windsor & Eton Central	29 mins
<b>Heathrow</b>	<b>38 mins</b>
Southampton	46 mins
Bristol	53 mins
Gatwick	76 mins
Birmingham Airport	82 mins
Birmingham	93 mins
Cardiff	94 mins

<b>Paddington</b>	<b>24 mins</b>
<b>Bond Street</b>	<b>27 mins</b>
Tottenham Court Road	28 mins
Farringdon	32 mins
<b>Liverpool Street</b>	<b>34 mins</b>
Whitechapel	37 mins
Canary Wharf	41 mins

CROSSRAIL.CO.UK / NATIONALRAIL.CO.UK

24 minutes to London,  
every 4 minutes.

**700+**

average daily trains  
between Reading and  
London Paddington

(GWR.com)

**20**

million passengers  
per year pass through  
Reading station

(networkrail.co.uk)

**38**

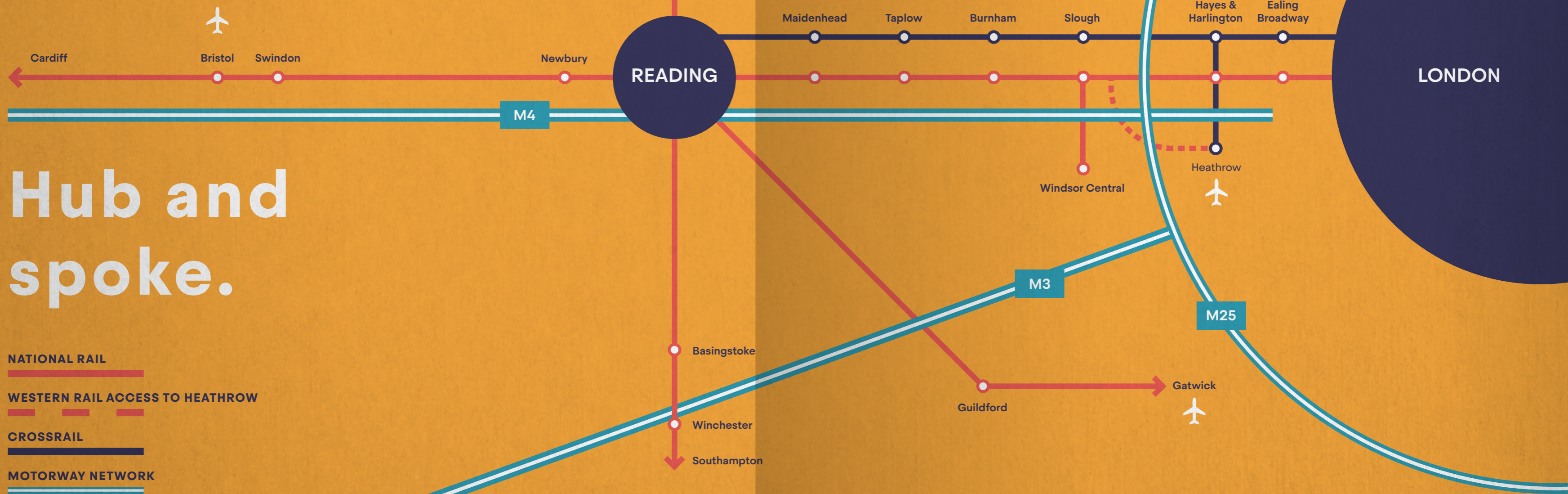
minutes direct  
train to London  
Heathrow Airport

via Crossrail

**ROAD**

M4 (J11)	3.5 miles	Slough	23 miles
M4 (J12)	5 miles	M25 (J15)	24 miles
M4 (J10)	6 miles	<b>Oxford</b>	<b>26 miles</b>
Wokingham	11 miles	<b>Heathrow</b>	<b>27 miles</b>
Bracknell	12 miles	Swindon	40 miles
Maidenhead	14 miles	Central London	41 miles
M3 (J3)	16 miles	Southampton	47 miles
Basingstoke	17 miles	Gatwick	56 miles
Newbury	21 miles		

MAPS.GOOGLE.CO.UK



# Hub and spoke.

**NATIONAL RAIL**

**WESTERN RAIL ACCESS TO HEATHROW**

**CROSSRAIL**

**MOTORWAY NETWORK**

# 1st

Reading is the UK's No.1 tech cluster

(Living Reading)

# 2nd

highest ranked city in the UK for economic success and wellbeing

(PWC Good Growth Index)

# 3rd

most productive workforce in the UK

(Living Reading)

# 322K

population of Greater Reading

(World Population Review)

# 4.4M

people of working age within 60 mins of Reading by public transport

(CACI)

# First

UK's fastest growing city economy

(EY UK and Regions Economic Forecast)

# Work like a charm.

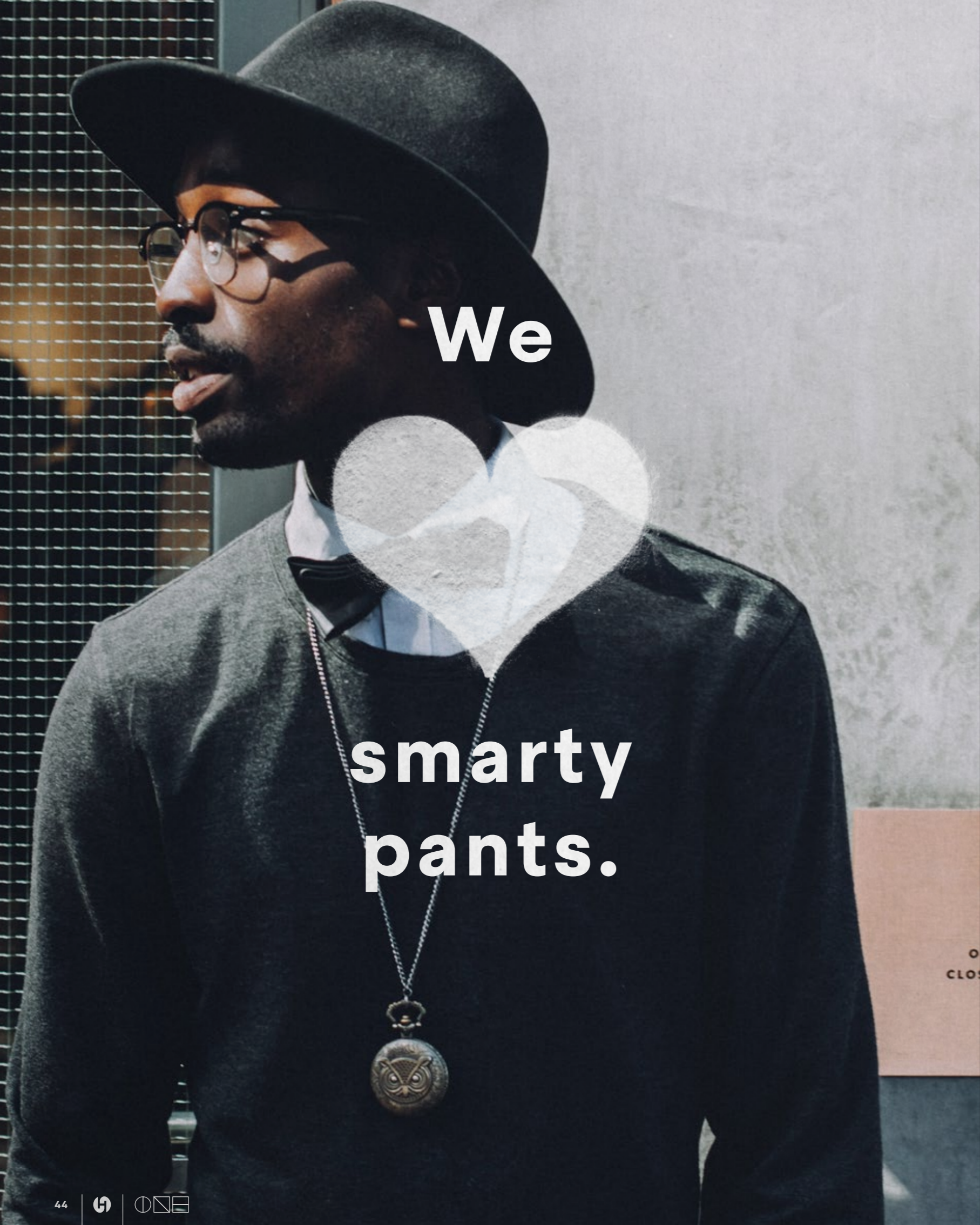
WITH OVER 15,000 BUSINESSES CHOOSING TO BE IN READING FROM START-UPS TO SOME OF THE WORLD'S STRONGEST BRANDS, IT'S ALREADY KNOWN AS ONE OF THE MOST ESTABLISHED CENTRES FOR BUSINESS IN THE WORLD, PARTICULARLY WITHIN THE FIELDS OF SCIENCE AND TECHNOLOGY.

It ticks all the boxes of what all businesses need, from its capital connection and access to Heathrow, to skilled workforces and true urban amenities.

Along with the major players, start-ups are prevalent, innovating and pushing boundaries across various fields, creating opportunities for the future.

### READING BUSINESS OCCUPIERS INCLUDE:

 BARCLAYS	 BAYER	 BDO	 CISCO
 Deloitte.	 ERICSSON	 Environment Agency	 EY
 hp	 HSBC	 IQVIA	 JACOBS
 KPMG	 Microsoft	 NetworkRail	 ORACLE
 PEPSICO	 pwc	 BULLITT	 Symantec
 THALES	 Thames Water	 verizon	 Virgin media



**We**

**smarty  
pants.**

**1st**

**Reading has the highest digital tech revenue in the UK outside of London**

(Tech Nation)

**2nd**

**most business friendly city in Europe**

(FDI Awards)

**Top 10**

**most attractive European locations for foreign investment**

(FDI Awards)

**PUT YOUR BUSINESS AT THE FRONT OF THE QUEUE FOR THE BEST TALENT. STATION HILL'S RICH AMENITY OFFER AND ULTRA-PRIME LOCATION, WILL MAKE ATTRACTING THE RISING STARS OF TOMORROW EASY.**

With over half of the population being degree educated, Reading boasts a much in-demand, intelligent, productive and driven workforce.

The 'war-for-talent' rages on and companies are always looking for the tools to attract and retain the very best of a good bunch.

ONE Station Hill gives you the edge, providing best-in-class workspace, incredible amenities and an exceptional location.

**University of Reading recognised as a world leading centre of research.**



**Over half of Reading's workforce is qualified to degree level.**

Stroll from the train  
to your work in  
seconds (and get  
home on time too).

CGI: EXTERNAL FROM READING STATION

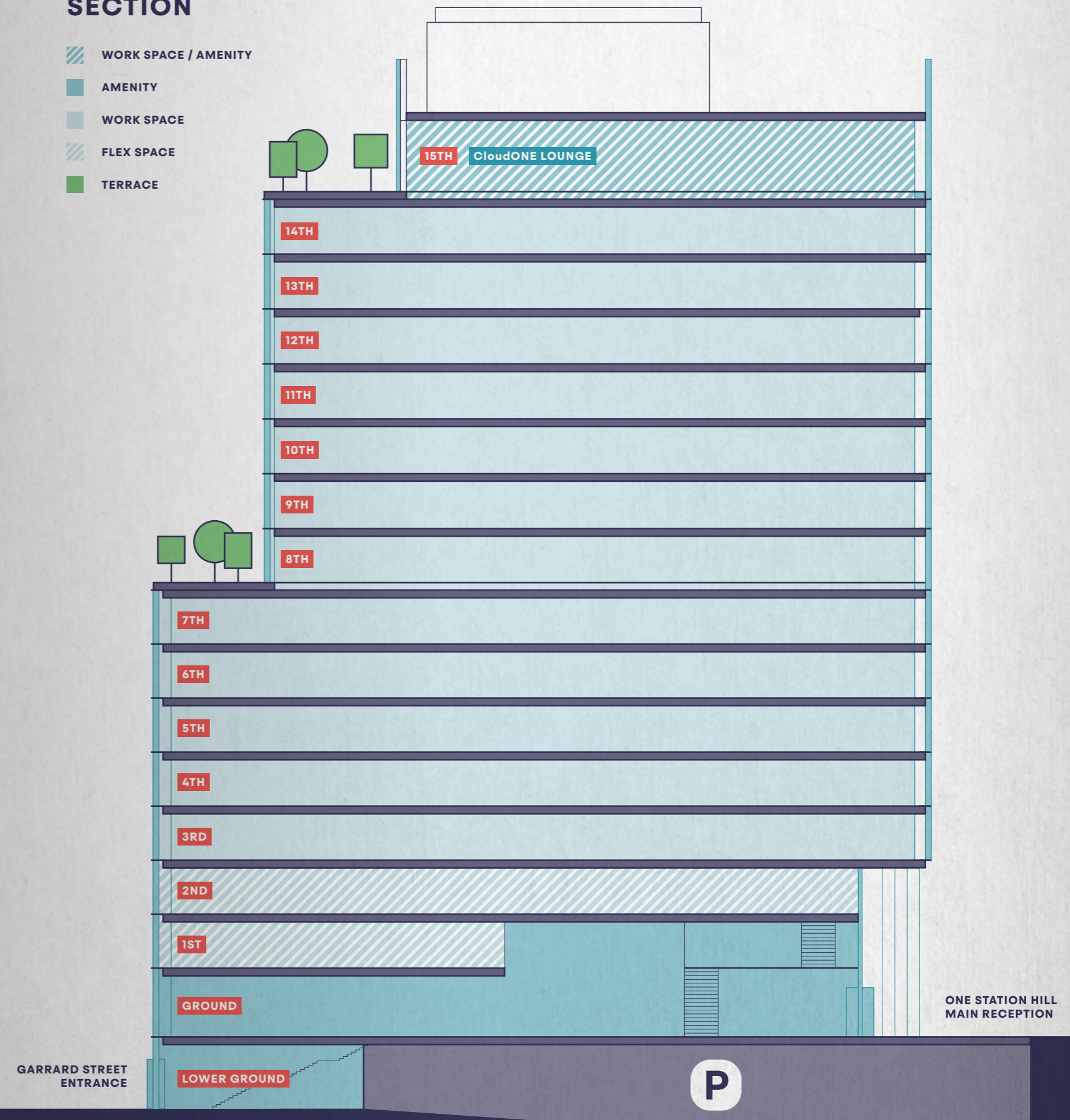
## SCHEDULE OF ACCOMMODATION

FLOOR	USE	IPMS3 SQ M	IPMS3 SQ FT
15TH	CloudONE LOUNGE & TERRACE	616	6,632
	WORK SPACE	941	10,130
	PRIVATE TERRACE	71	764
14TH	WORK SPACE	1,662	17,892
13TH	WORK SPACE	1,662	17,892
12TH	WORK SPACE	1,662	17,892
11TH	WORK SPACE	1,662	17,892
10TH	WORK SPACE	1,606	17,283
9TH	WORK SPACE	1,606	17,287
8TH	WORK SPACE	1,606	17,286
	PRIVATE TERRACE	358	3,853
7TH	WORK SPACE	1,948	20,968
6TH	WORK SPACE	1,948	20,968
5TH	WORK SPACE	1,948	20,968
4TH	WORK SPACE	1,948	20,968
3RD	WORK SPACE	1,948	20,968
2ND	FLEX SPACE	1,674	18,017
1ST	FLEX SPACE	1,277	13,748
GROUND	MAIN RECEPTION	524	5,640
	FLEX SPACE	586	6,311
	RETAIL / F&B	661	7,115
LOWER GROUND	RECEPTION	50	538
	FITNESS CLUB	170	1,830
	CYCLE STORE / SHOWERS	390	4,200
<b>TOTAL WORK SPACE &amp; FLEX SPACE</b>		<b>25,684</b>	<b>276,470</b>
<b>TOTAL TERRACES</b>		<b>785</b>	<b>8,449</b>
<b>TOTAL OTHER</b>		<b>2,055</b>	<b>22,123</b>

ALL AREAS ARE APPROXIMATE. TAKEN FROM THE RELEVANT GENERAL ARRANGEMENT DRAWINGS.

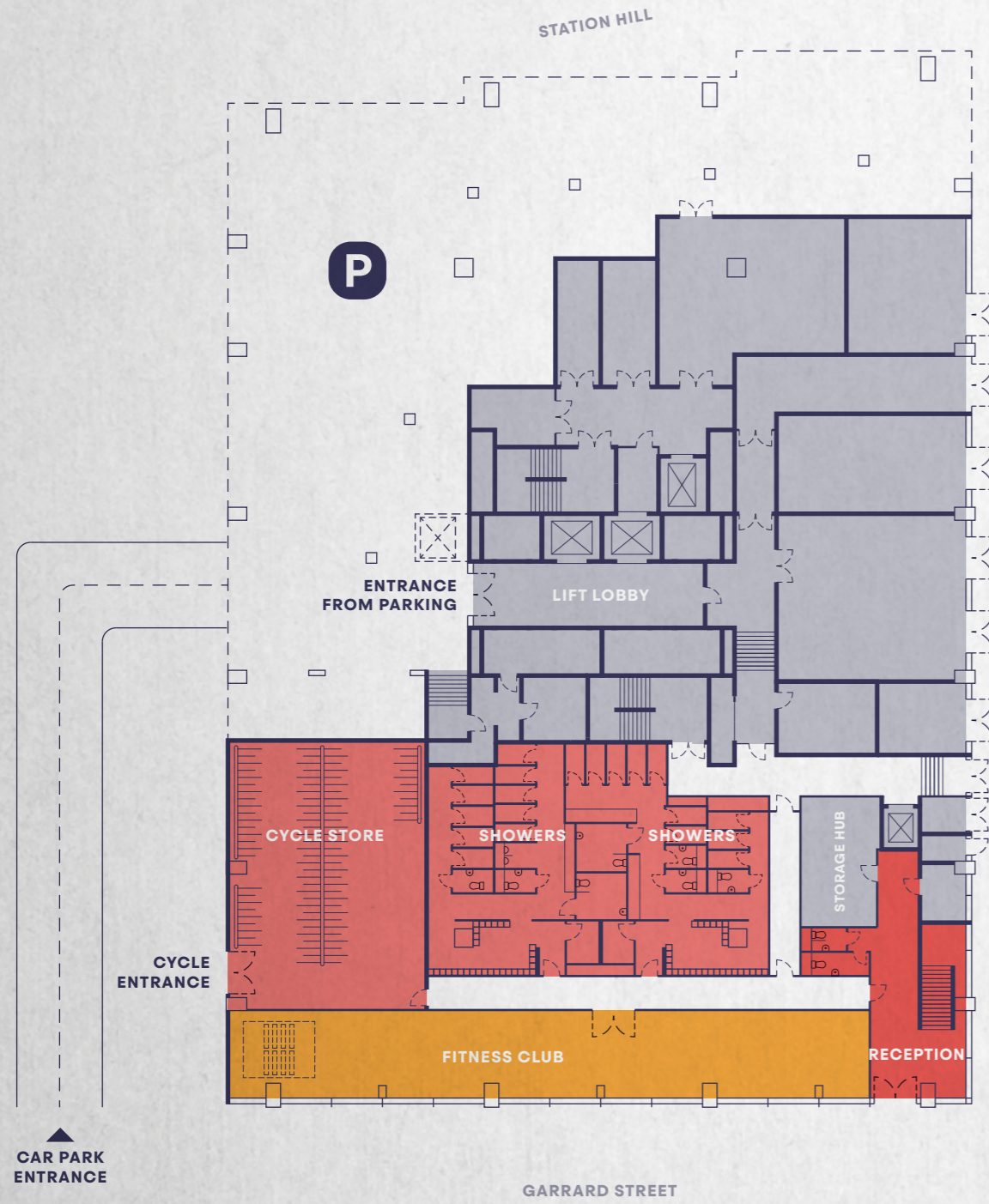
## SECTION

-  WORK SPACE / AMENITY
-  AMENITY
-  WORK SPACE
-  FLEX SPACE
-  TERRACE



# LOWER GROUND FLOOR

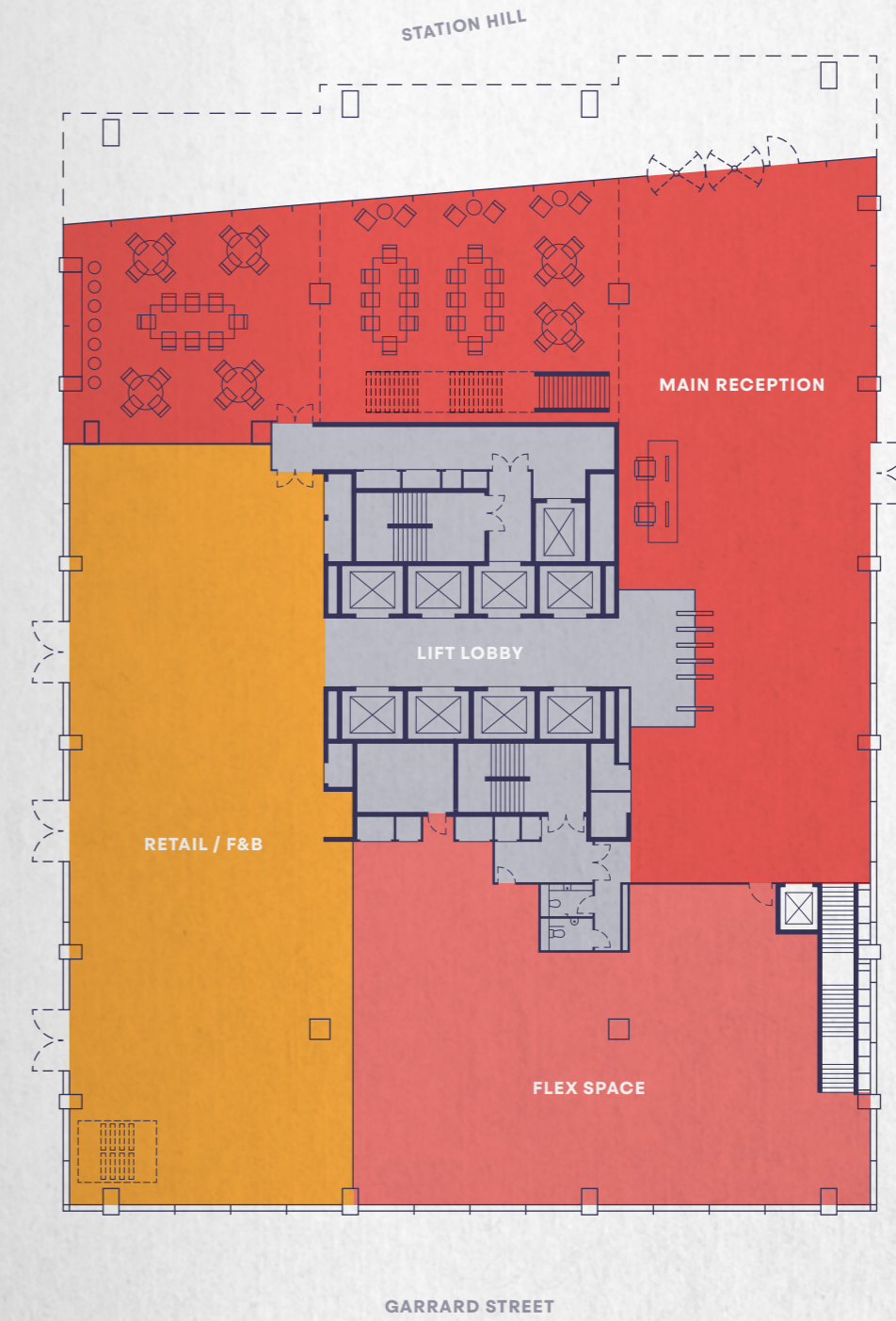
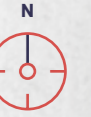
RECEPTION	50 SQ M / 538 SQ FT
FITNESS CLUB	170 SQ M / 1,830 SQ FT
CYCLE STORE/SHOWERS	390 SQ M / 4,200 SQ FT



PLAN NOT TO SCALE - INDICATIVE PURPOSES ONLY.  
ALL AREAS ARE IPMS3.

# GROUND FLOOR

RECEPTION	524 SQ M / 5,640 SQ FT
FLEX SPACE	586 SQ M / 6,311 SQ FT
RETAIL / F&B	661 SQ M / 7,115 SQ FT

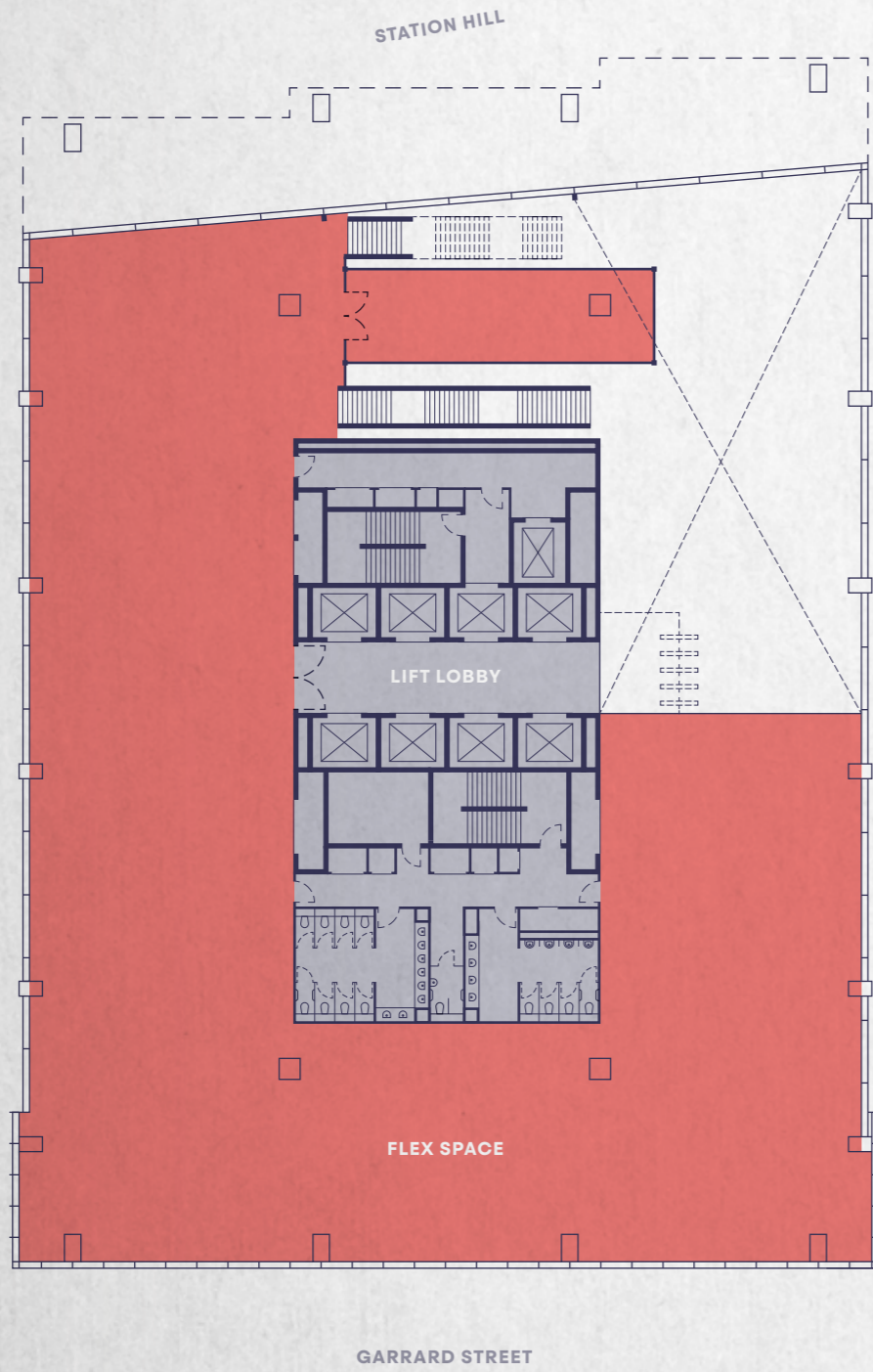




CGI: INDICATIVE RECEPTION SPACE

# FIRST FLOOR

FLEX SPACE 1,277 SQ M / 13,748 SQ FT

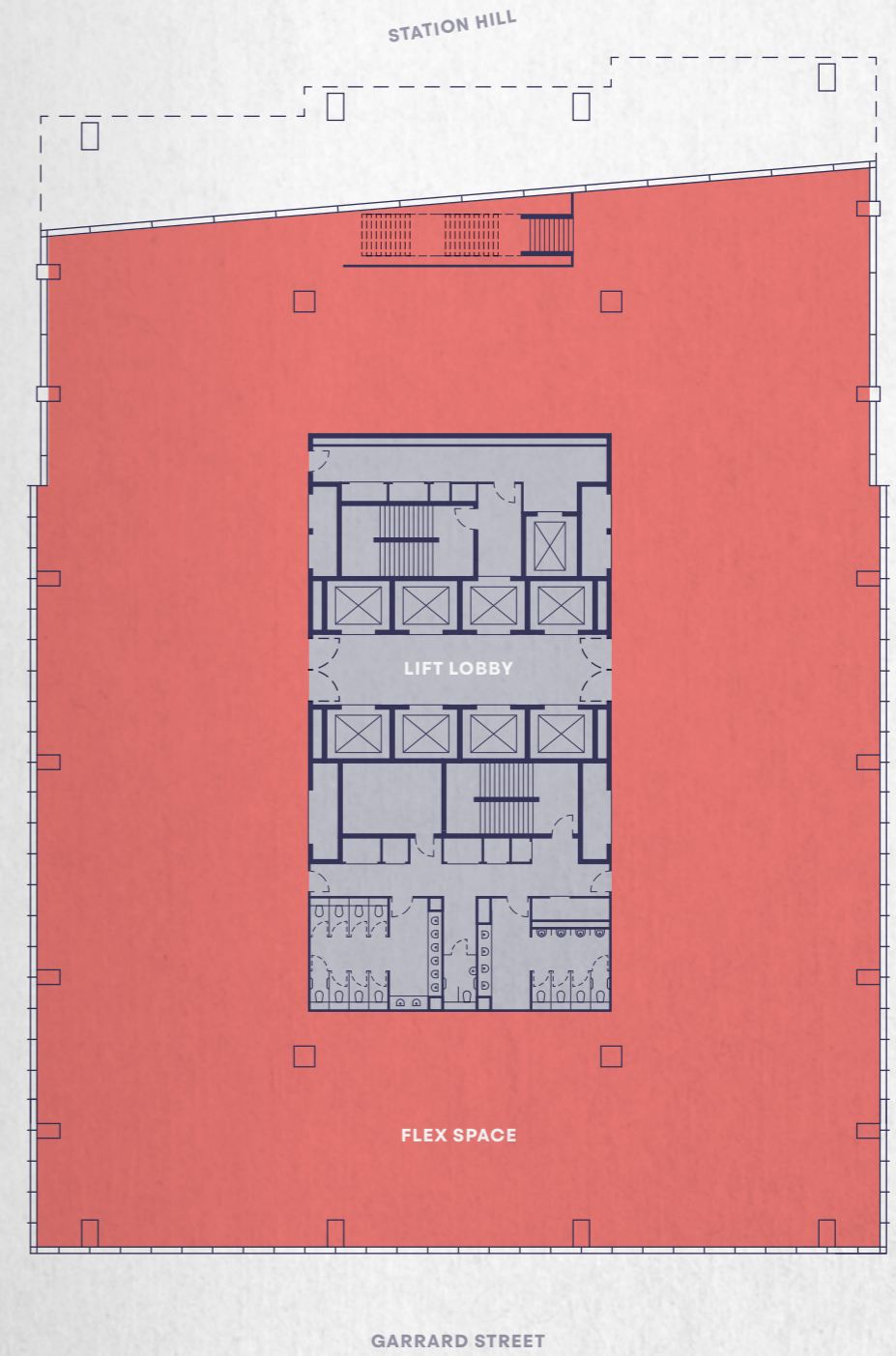


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# SECOND FLOOR

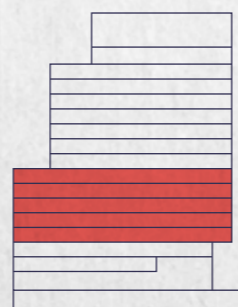
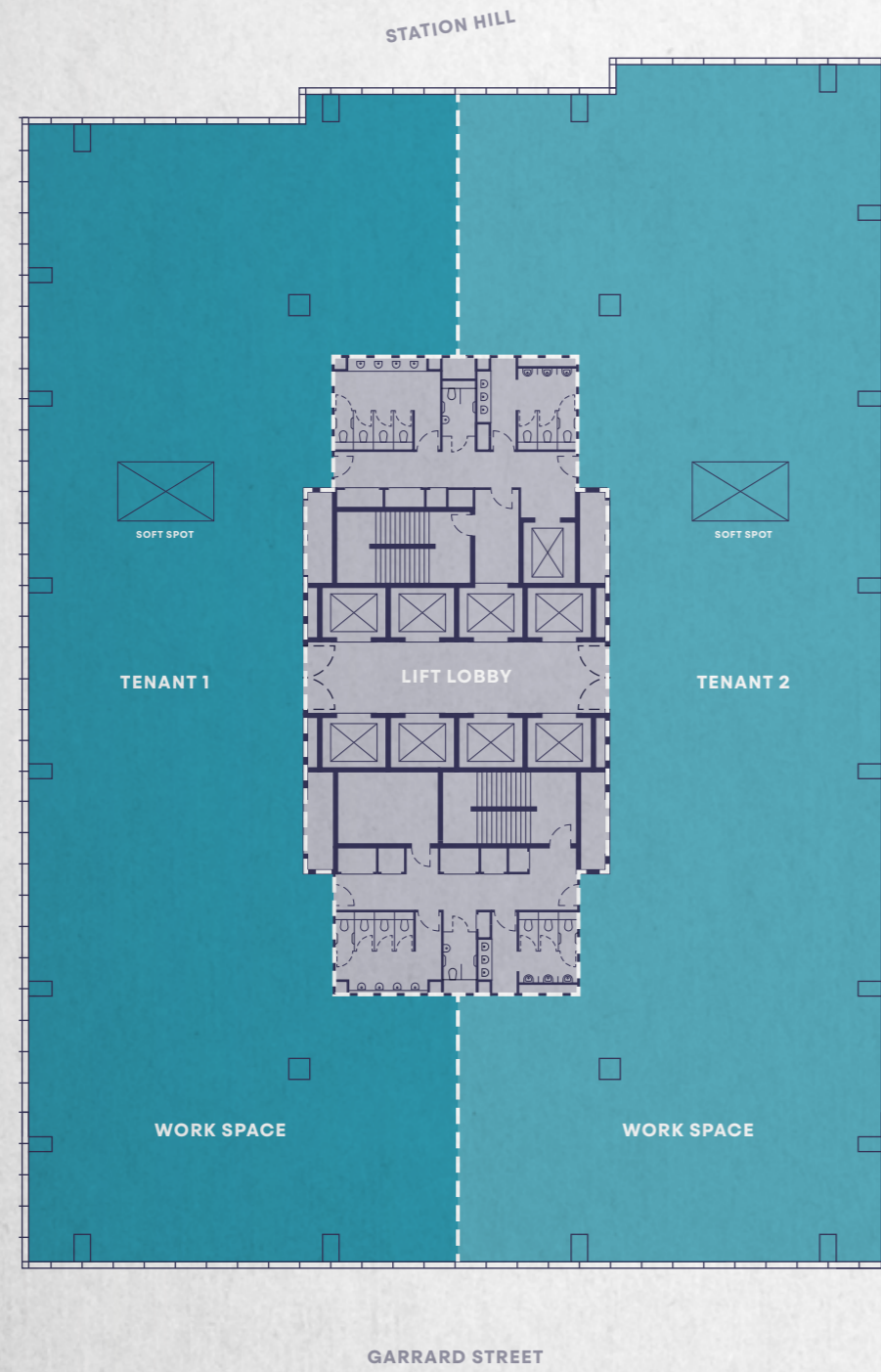
FLEX SPACE 1,674 SQ M / 18,017 SQ FT



# THIRD - SEVENTH FLOORS

WORK SPACE 1,948 SQ M / 20,968 SQ FT

--- POTENTIAL FLOORPLATE SUBDIVISION

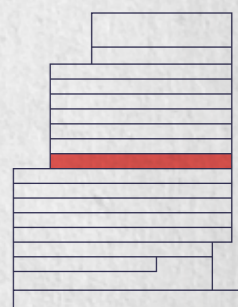


PLAN NOT TO SCALE - INDICATIVE PURPOSES ONLY.  
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# EIGHTH FLOOR

WORK SPACE 1,606 SQ M / 17,286 SQ FT

PRIVATE TERRACE 358 SQ M / 3,853 SQ FT

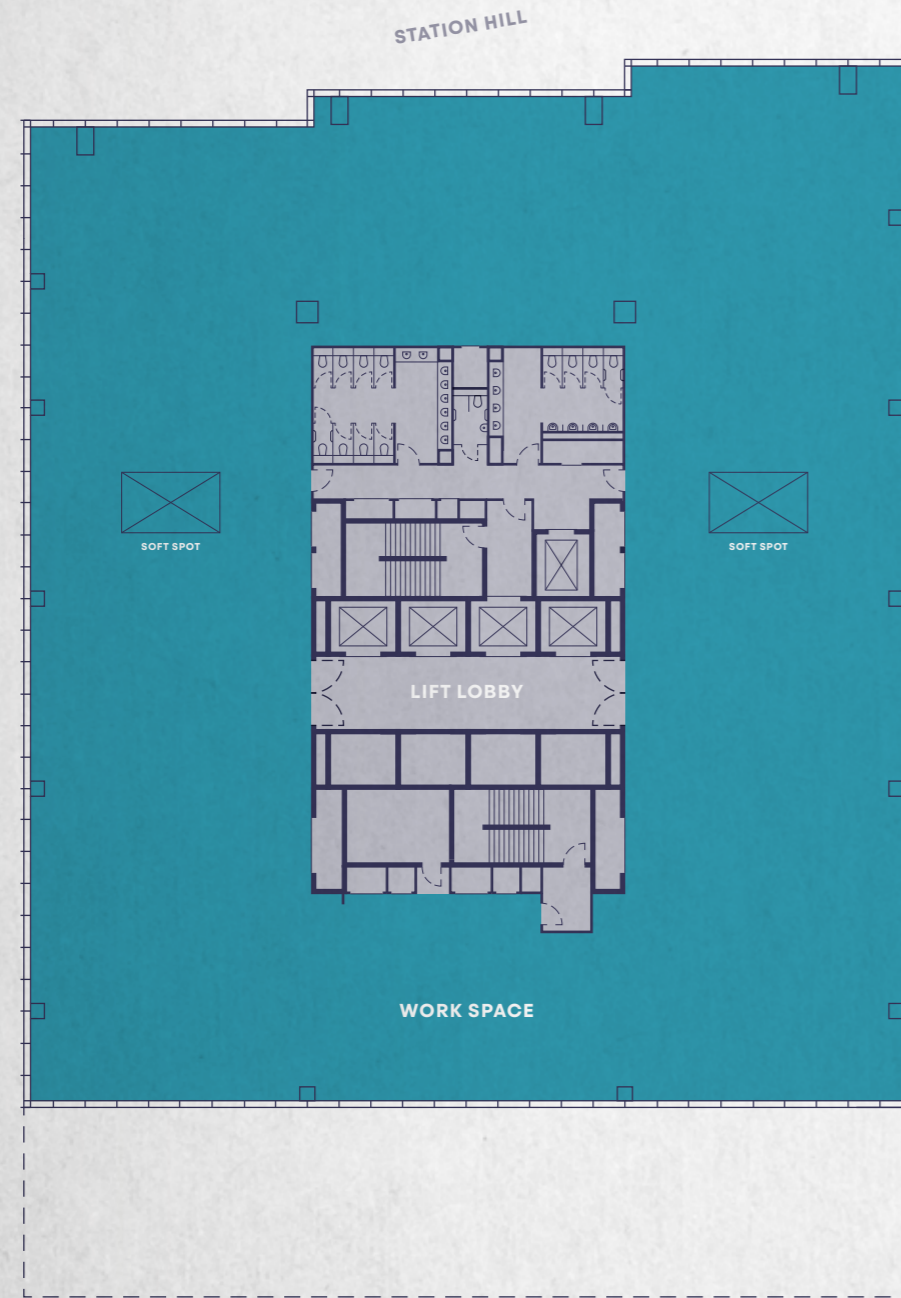




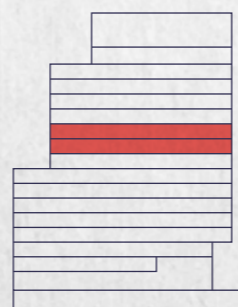
INDICATIVE FLOOR FITOUT (GENSLER PROJECT: BRITISH LAND)

# NINTH & TENTH FLOORS

WORK SPACE 1,606 SQ M / 17,287 SQ FT



GARRARD STREET

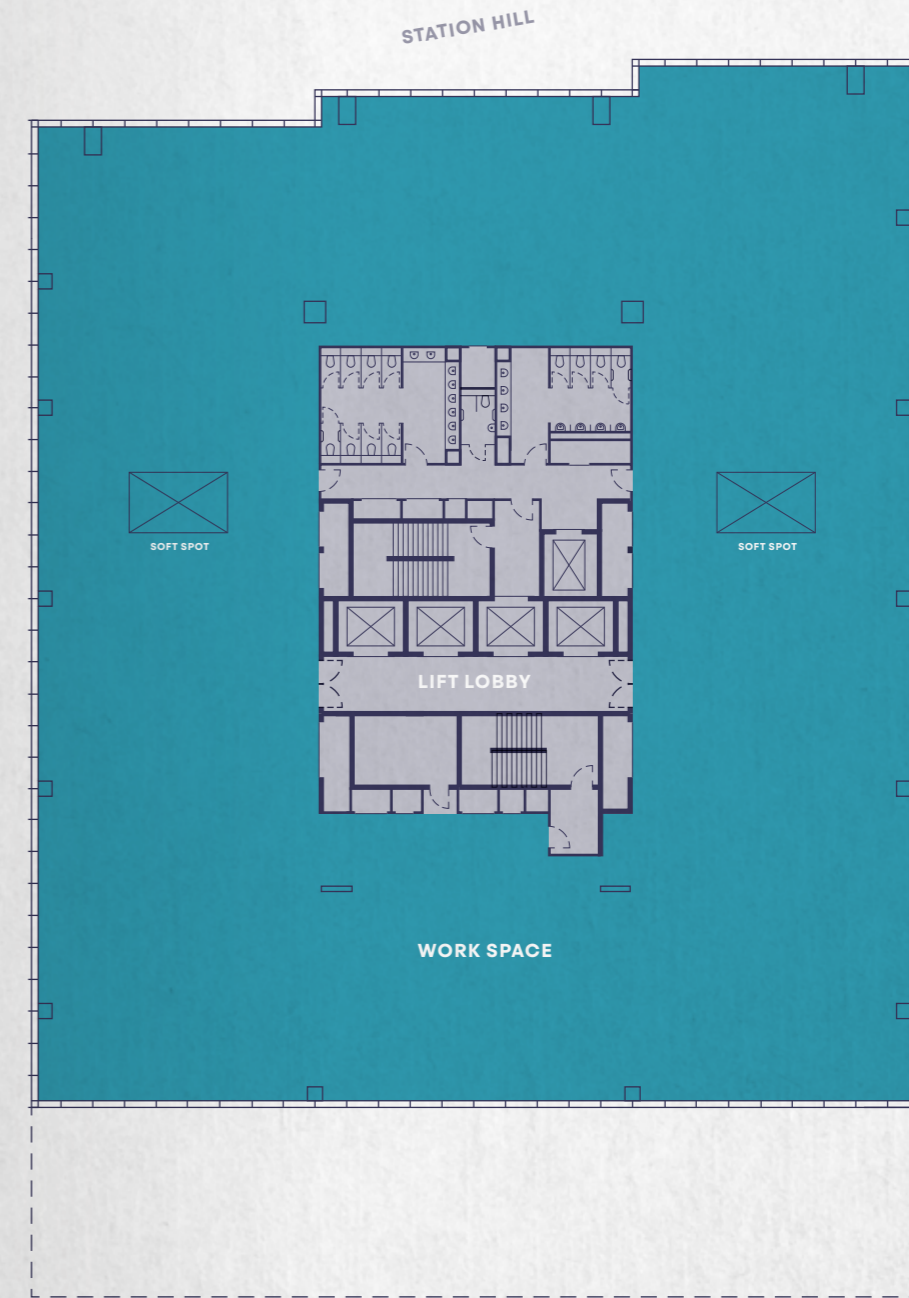
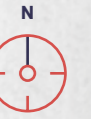


PLAN NOT TO SCALE - INDICATIVE PURPOSES ONLY.  
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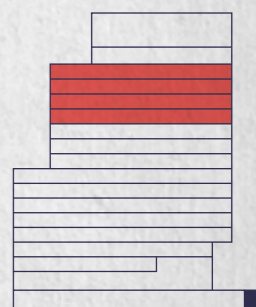


# ELEVENTH - FOURTEENTH FLOORS

WORK SPACE 1,662 SQ M / 17,892 SQ FT



GARRARD STREET



# FIFTEENTH FLOOR

WORK SPACE	941 SQ M / 10,130 SQ FT
PRIVATE TERRACE	71 SQ M / 764 SQ FT
CloudONE LOUNGE & TERRACE	616 SQ M / 6,632 SQ FT



GARRARD STREET



PLAN NOT TO SCALE - INDICATIVE PURPOSES ONLY.  
ALL AREAS ARE IPMS3.



CGI: INDICATIVE 15TH FLOOR CloudONE LOUNGE





CGI: INDICATIVE 15TH FLOOR CloudONE TERRACE

## SUMMARY SPECIFICATION

### PLANNING GRID

- 1.5 x 1.5m

### FLOOR HEIGHTS

- **Ground** = 4.52m floor to u/s soffit  
5.0m floor-to-floor
- **Level 01-13** = 3.62m floor to soffit  
4.1m floor-to-floor
- **Level 14** = 3.62m floor to soffit  
4.5m floor-to-floor
- **Level 15** = 5.13m floor to u/s soffit  
6m floor-to-floor

### SUSTAINABILITY

- 8% lower emissions than comparable Grade A office stock
- 10% more efficient glazed façade than BCO standards
- All electric building / Air source heat pumps
- 20% more efficient lighting than BCO standards
- Smart building technology ready
- Provision for future heat network integration

### TARGETED CERTIFICATIONS

- BREEAM UK 2018 New Construction Commercial: 'Office Shell Excellent'
- Wired Score 'Platinum'
- Cycle Score 'Platinum'
- WELL Score 'Platinum'
- AirRated Score 'Platinum'
- EPC rating 'A'

### OCCUPANCY

- 1 person / 8 sq m (86 sq ft)

### LIFTS

- Eight 26 person destination-controlled lifts
- One Goods lift
- One Accessible Platform lift

### AIR MOVEMENT PERFORMANCE

- Offices and reception areas: up to 13 litres/second/person
- WCs, Showers and changing: 10 air changes per hour



### LEVEL 15

- WCs (Superloos for CloudONE lounge) = 2

### WCs

- Female = 6
- Male = 3 WCs / 3 urinals
- Accessible = 1

### LEVEL 14 - 08

### WCs

- Female = 8
- Male = 4 WCs / 4 urinals
- Accessible = 1

### LEVEL 07 - 03

### WCs

- Female = 8
- Male = 6 WCs / 6 urinals
- Accessible = 2

### LEVEL 02 & 01

### WCs

- Female = 8
- Male = 4 WCs / 4 urinals
- Accessible = 1

### Level 01 meeting room

- Approx. 18-person meeting room

### GROUND LEVEL

- WCs (Superloos) = 2
- Reception seating = 2 spaces
- Turnstiles = 4 standard + 1 accessible

### LOWER GROUND LEVEL

#### Cycle Room

- Bike numbers = 194 (two-tier and folding bike numbers)
- Mobility Scooter spaces = 3 (with 3 charging points)
- Lockers = 30
- Charging lockers = 36

#### Female Changing Room

- Lockers = 93
- Showers = 11 + 1 Accessible
- WCs = 2 + 1 Accessible

#### Male Changing Room

- Lockers = 93
- Showers = 11 + 1 Accessible
- WCs = 1 + 2 urinals and 1 Accessible

#### Drying Room

- Flexible hook arrangements
- Space for shoes and sitting

#### Gym

- Capacity = 60 maximum occupancy

#### Tenant Storage Hub

- Amazon Lockers = Approx. 116
- Possible Refrigerator space = 4

#### Waste Room

- Bins = 31 (Office & Retail)

#### Post Room

- 12 sq m (130 sq ft)

#### Car Parking

- Ratio of 1:2,000 sq ft

A DEVELOPMENT BY

LINCOLN  
PROPERTY  
COMPANY

mgt  
Investment Management

ARCHITECTS

Gensler

MASTERPLAN/  
PODIUM ARCHITECT

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LANDSCAPE ARCHITECT

LDĀDESIGN

RETAIL CONSULTANT

Distrkt.

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