

ABBEY WHARF

57 KINGS ROAD | READING





join our club

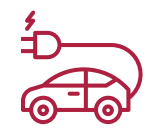
Up to 23,000 sq ft of refurbished, reinvigorated and redefined workspace that provides the ultimate facilities for the discerning occupier.



Unique
riverside
setting



New cycle
storage &
drying room



23 car parking
spaces & electric
charging



Concierge
reception with wifi
and coffee station



New landscaped
terrace with
table tennis



Shower and
changing
facilities

wharf life

Abbey Wharf is uniquely positioned on the waterfront in Reading town centre, at the heart of the creative community.



**The workspace and
terraces offer a fresh
approach to work life.**







New air
conditioning
system



Newly landscaped
terrace with
break-out areas



New showers
and locker
facilities



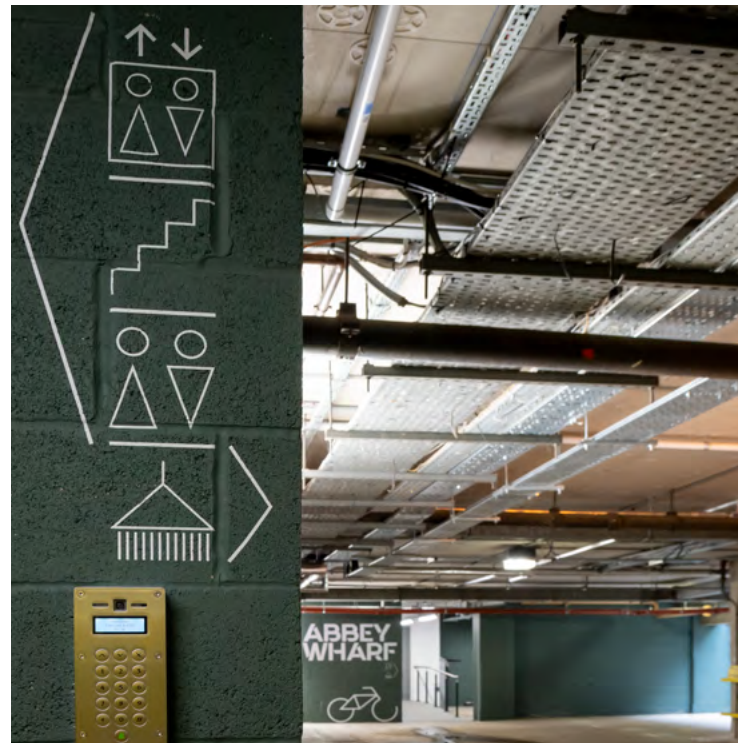
PIR LED
lighting



Towel service
and hair dryers



Informal
meeting areas



Full access
raised floors



2 x Passenger
lifts



EPC Rating
Ground / 2nd Floor = B
1st Floor = A



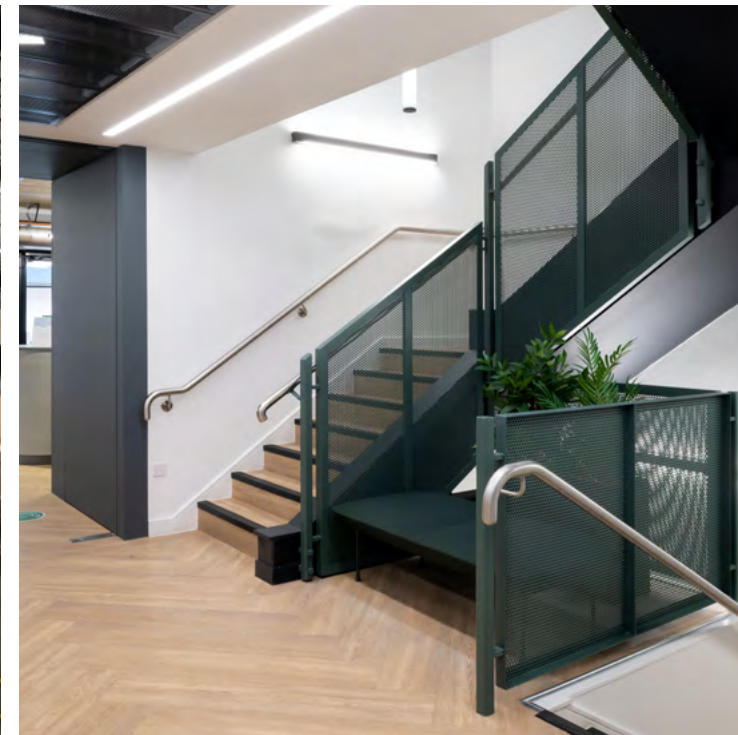
Contemporary
hybrid and
exposed ceilings



New cycle
storage &
drying room



Redesigned
reception /
business lounge



club style



The building has been transformed into an exciting place to work. The aspirational reception and business lounge presents an inviting club feel and offers a lasting first impression for any business and their clients.



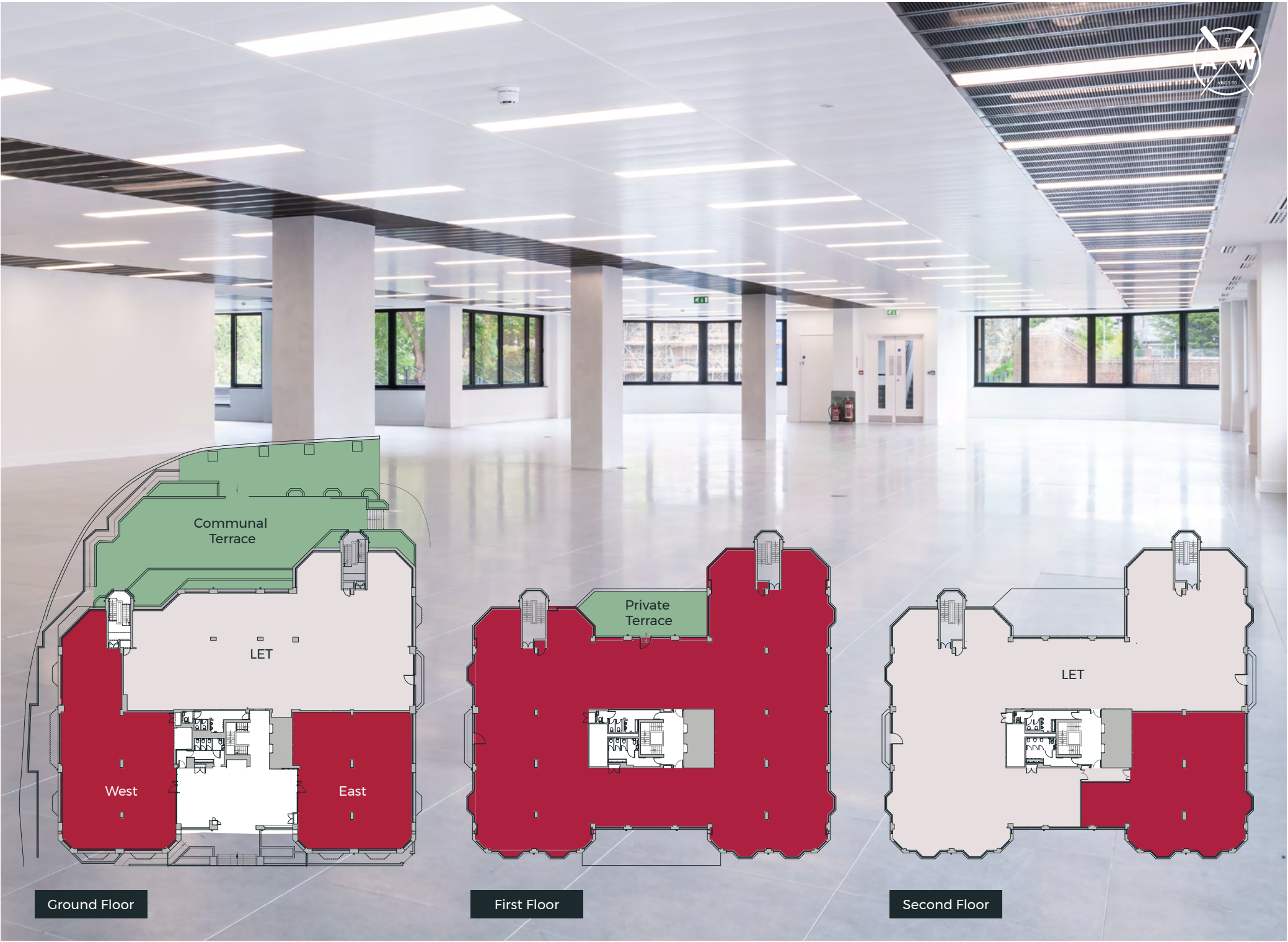
1st hybrid raft ceiling

Be the first to benefit from Reading town centre's only hybrid ceiling or opt for the popular fully exposed services. Abbey Wharf offers a space to suit you, with flexible high quality, open plan accommodation from 2,879 sq ft to 22,956 sq ft.

	sq ft	sq m
Part Second Floor	3,177	295.2
First Floor	13,000	1,207.7
First Floor Terrace	861	79.9
Part Ground Floor (West)	3,900	363.3
Part Ground Floor (East)	2,879	267.5
Total	22,956	2,132.7

23 car parking spaces at a ratio of 1:1,000 sq ft

The above areas are IPMS 3 measurements.





Indicative CGI of 2nd floor fit out



workplace evolution

Our space is forward-thinking, fresh and is all about the people.

- community
- concierge reception
- amenity rich
- activity based working
- mind matters
- millennials
- wellness
- work / life balance

the ceo

Laura lives in Newbury and drives most days and parks in the **secure underground car park**, arriving just in time for her call with her colleagues in Singapore. Laura is an ambassador of **happy workers** having increased productivity, Reading is an ideal place for the business. She is often having team events organised including escape rooms, **paddle boarding** and go-karting.



the graduate

Andrew graduated from **Reading University** last year and decided to stay and work in Reading. He lives in Early where his rent is **50% cheaper** than his friends who moved to London. He **cycles to work** every day which takes him 20 minutes and then he is able to shower and change before going upstairs to the office.



*The characters on this page are fictional.



Sarah lives in West London and gets the 8.06 **train to Reading** arriving in at 8.31. Sarah is a member of **Buzz Gym** in Reading, opposite the building, and it is so much more **affordable** than the gyms close to her house in London. Most lunchtimes she is working out and she loves the **Spin classes**.

the londoner



David lives in Sonning and most days commutes at least one of his days to work by **kayak**. He will leave his house at 7.30am and arrive at the building an hour later before jumping in the **newly refurbished showers**. If he needs to, David can always leave the kayak at the building and **take the bus** which takes him 24 minutes.

the river lover

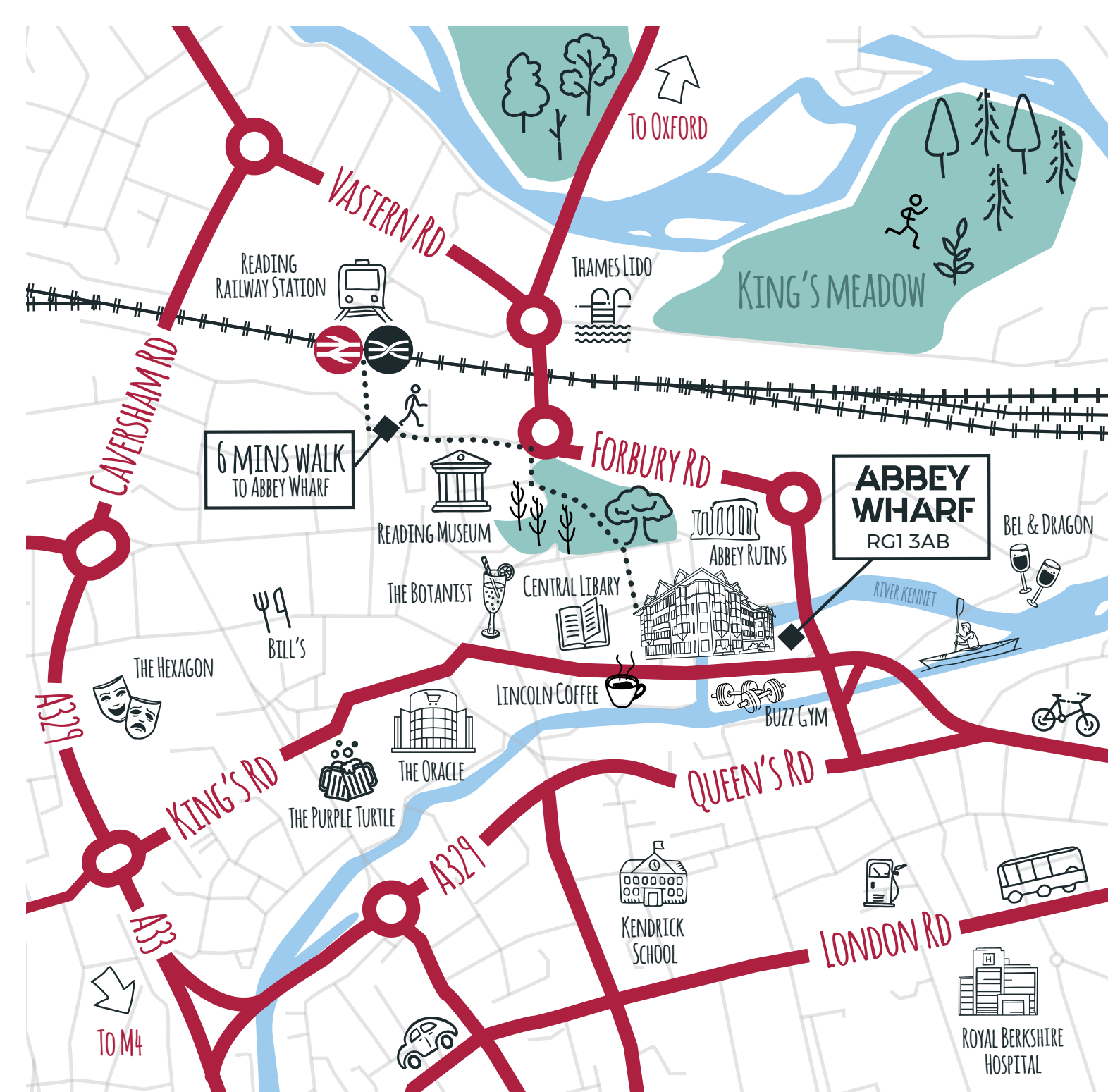


place to play

Abbey Wharf is located on the vibrant King's Road lined with an abundance of amenities and only a 6 minute walk to Reading Station.

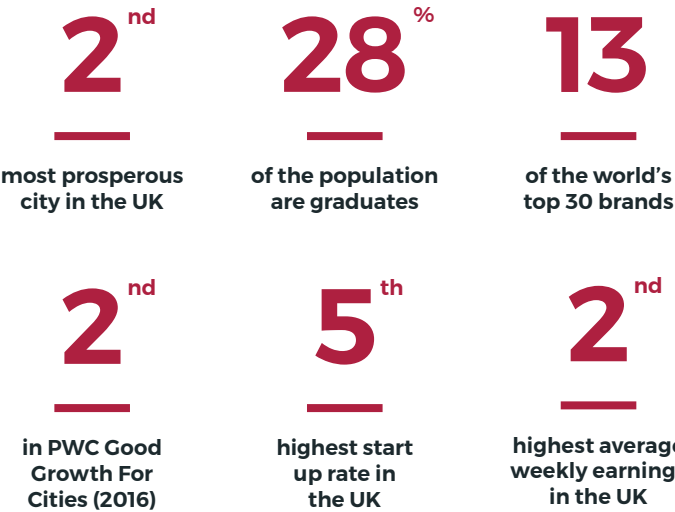


HONEST



talent & travel

Perfectly positioned in the thriving town of Reading, only 25 minutes by rail from London, its proximity to Heathrow, and excellent connectivity to all points north, south, east and west. Reading is a smart choice for any business.



6 mins walk to Reading Station



drive

ROAD DISTANCES	MILES
M4 (J11)	3.5
Bracknell	12
Basingstoke	17
Maidenhead	19
Oxford	26
Heathrow	27
Central London	44

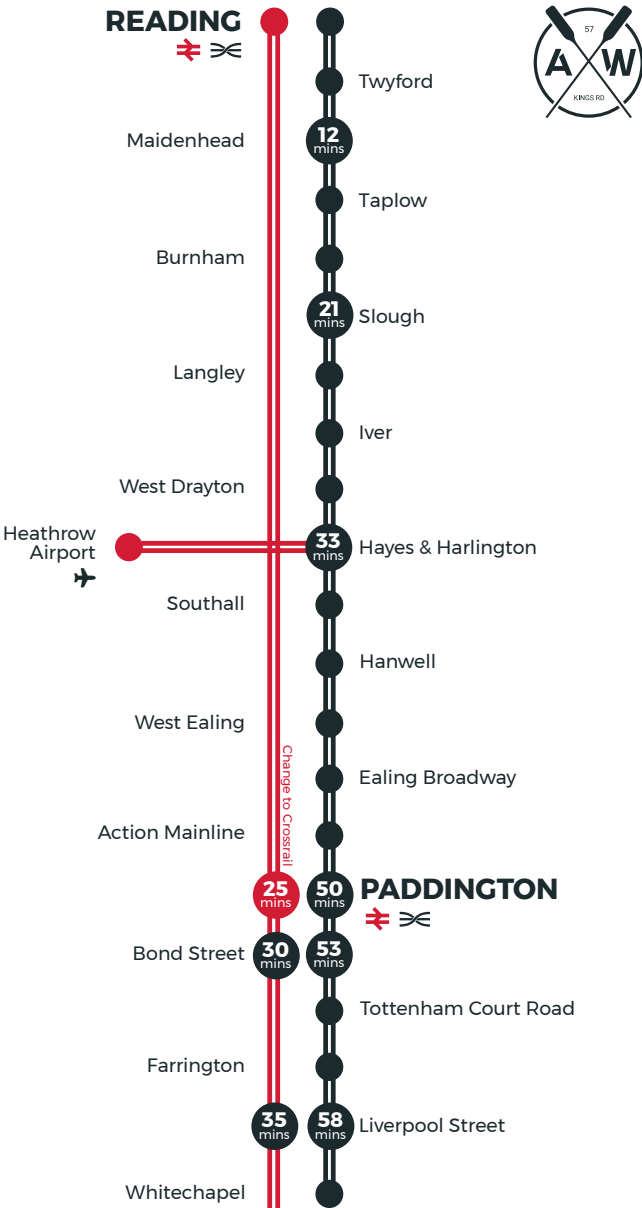
rail

TRAIN TIMES	MINS
Paddington	24
Bond Street	32
Liverpool Street	39
Canary Wharf	46

paddle

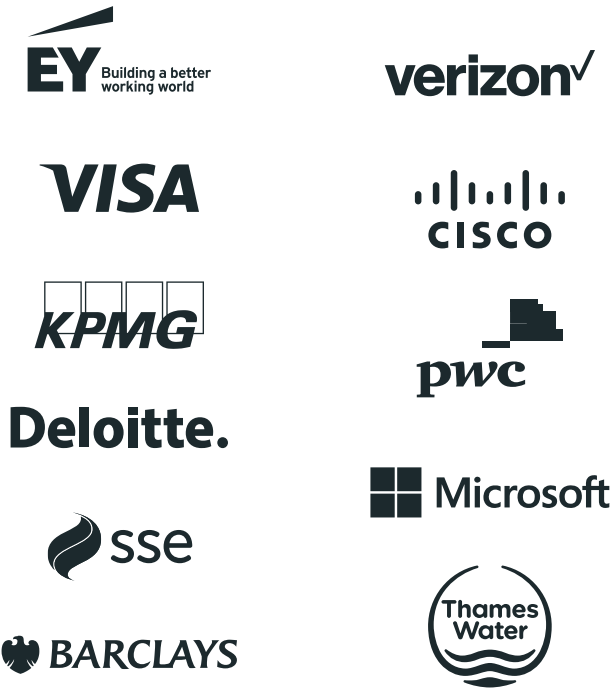
KAYAK TIMES	*MILES	MINS
Bel & Dragon Pub	0.3	5
The Oracle	0.5	7.5
Sonning Lock	4.0	60

*Estimated journey times



The travel times combine National Rail to London Paddington and Elizabeth Line connections.

- National Rail
- Elizabeth Line (coming soon)



Existing Reading Occupiers



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Rachel Wilkinson
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Olivia Jones
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Florence Horner
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Abbey Wharf Reading



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. JULY 2021.
All images are for indicative purposes and details may vary.

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