

station WORKS

17-27 Station Road, Reading, RG1 1LG

High quality office accommodation

Newly refurbished

Available immediately

Adjacent to Reading Station

Introducing Station Works

**Reading's most
sought after,
prime office
accommodation**

Situated adjacent to Reading's main rail station with direct access to London in less than half an hour, Station Works encompasses five floors of newly refurbished high quality office space, with ground floor lobby and a business lounge.

Floor 5 is a fully fitted turnkey opportunity and floor 4 is all ready to be furnished, whilst floors 1, 2 and 3 are blank canvases, just waiting for the right businesses to take advantage of this fantastic grow-on space and make it their own!



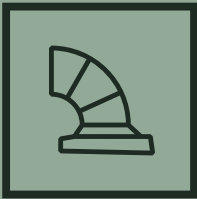
Features



Outstanding
location



One minute from
the station



Modern
industrial design



Central London in
just 25 minutes



New reception
with business
lounge



Ready-to-go
WiFi and
connectivity



Exclusive WCs
on each floor



Separate
shower facilities
on each floor



Fully
accessible
facilities



VRV air
conditioning
throughout



Availability

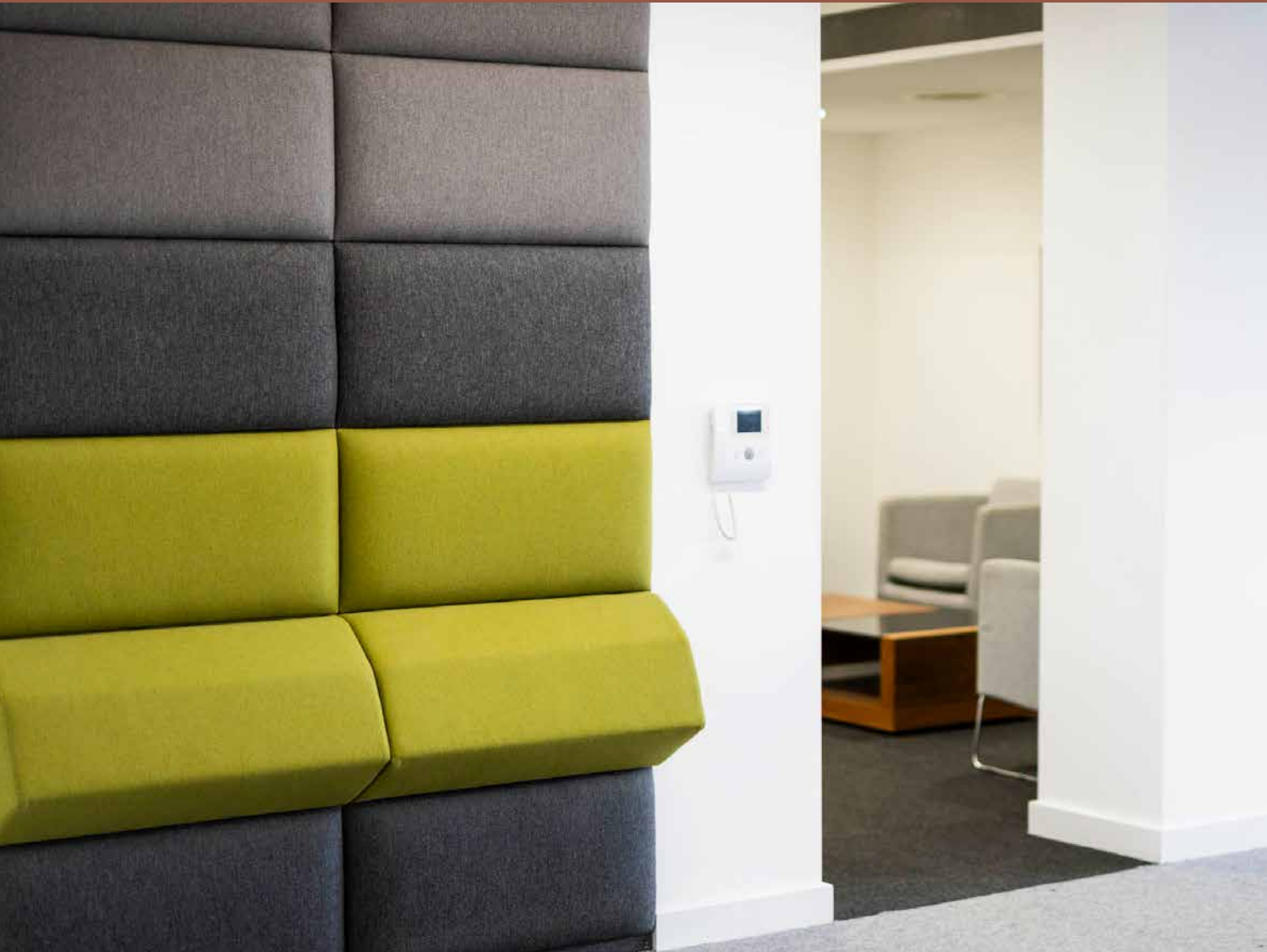
Each floor is over 3,400 sq ft – enough to seat 30–40 employees – and comes with full accessibility, toilet and shower facilities.

Floor	Sq Ft	Sq M	Status
5	3,442	319.8	Fitted out
4	3,592	333.7	Ready to furnish
3	3,682	342.1	Base build
2	3,505	325.6	Base build
1	3,579	332.5	Base build
G	–	–	Reception
Total	17,800	1,653.7	

Secure car parking is located behind the building.

Business rates authority – [Reading Borough Council](#).

More information on business rates calculation [here](#).



Floor 5

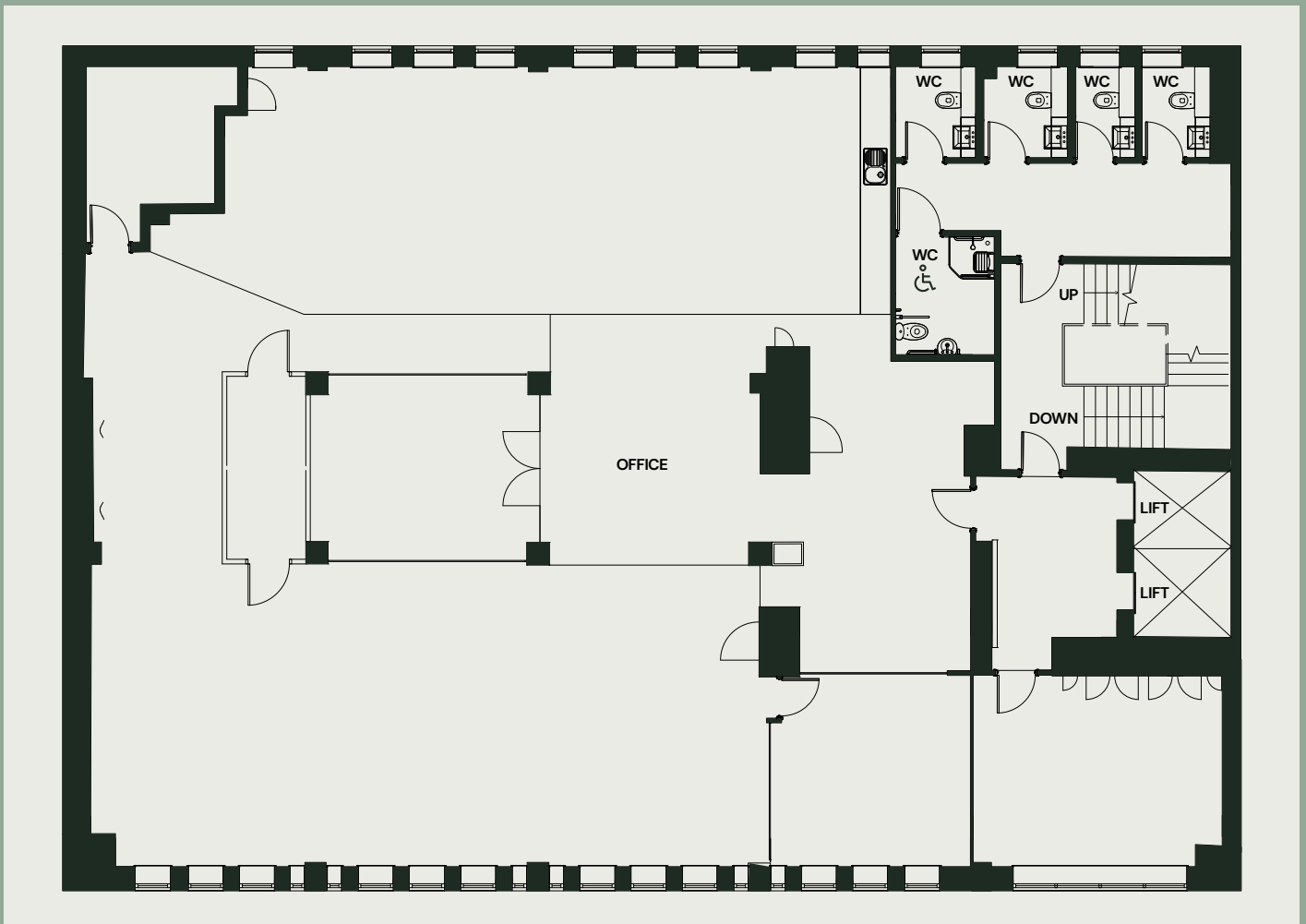
Fully fitted and furnished – 3,442 sq ft.



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Station Works is the perfect location for businesses requiring quality, spacious accommodation with exceptional transport links.

Floor 4

Fitted and ready to be furnished – 3,592 sq ft.



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Floors 3, 2, 1

Base build – 3,682 sq ft, 3,505 sq ft, 3,579 sq ft.



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Ground Floor Reception Area



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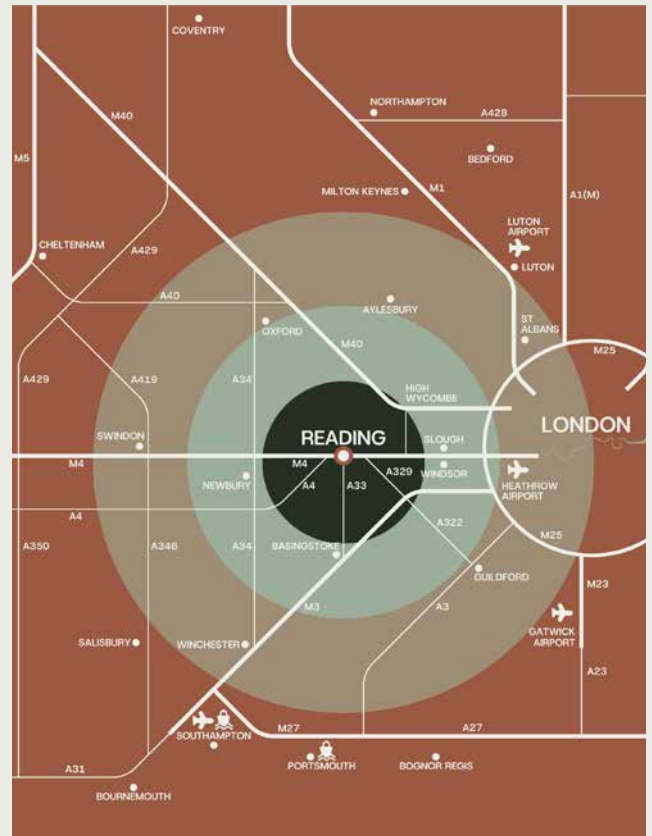
Transport Connections

Station Works is just one minute from Reading Railway Station, which is one of the busiest rail hubs in Britain, connecting to London (Paddington and Waterloo) to the east, Birmingham to the north and Cardiff to the west.

Its well-developed road network, with the A33 relief road and a series of key arterial routes, readily connect it to London, Oxford, and the wider Thames Valley region.

The M4 Motorway is around 12 minutes by car, providing direct access to London, Bristol and major airports.

Visit the [website](#) for more details.



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Reading – the perfect location!

Strategically positioned in the heart of the Thames Valley and right on the M4 corridor, Reading is regarded as the South East's principal commercial hub.

It benefits from a world-renowned university, consistently providing a highly skilled, diverse workforce for the local economy.

Reading has been named the third fastest growing economy in the UK and ranked in the top 25 European cities for foreign direct investment.

The vibrant and bustling centre, just two minutes' walk away, is known for its rich history, diverse shopping scene.

The town centre also boasts historic landmarks which provide a glimpse into the town's medieval past and Station Works exhibits a nod to Reading's interesting history.

For more information on Reading head to [Visit Reading's](#) website.



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**For enquiries, more details or to
book a site visit, please contact:**

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