

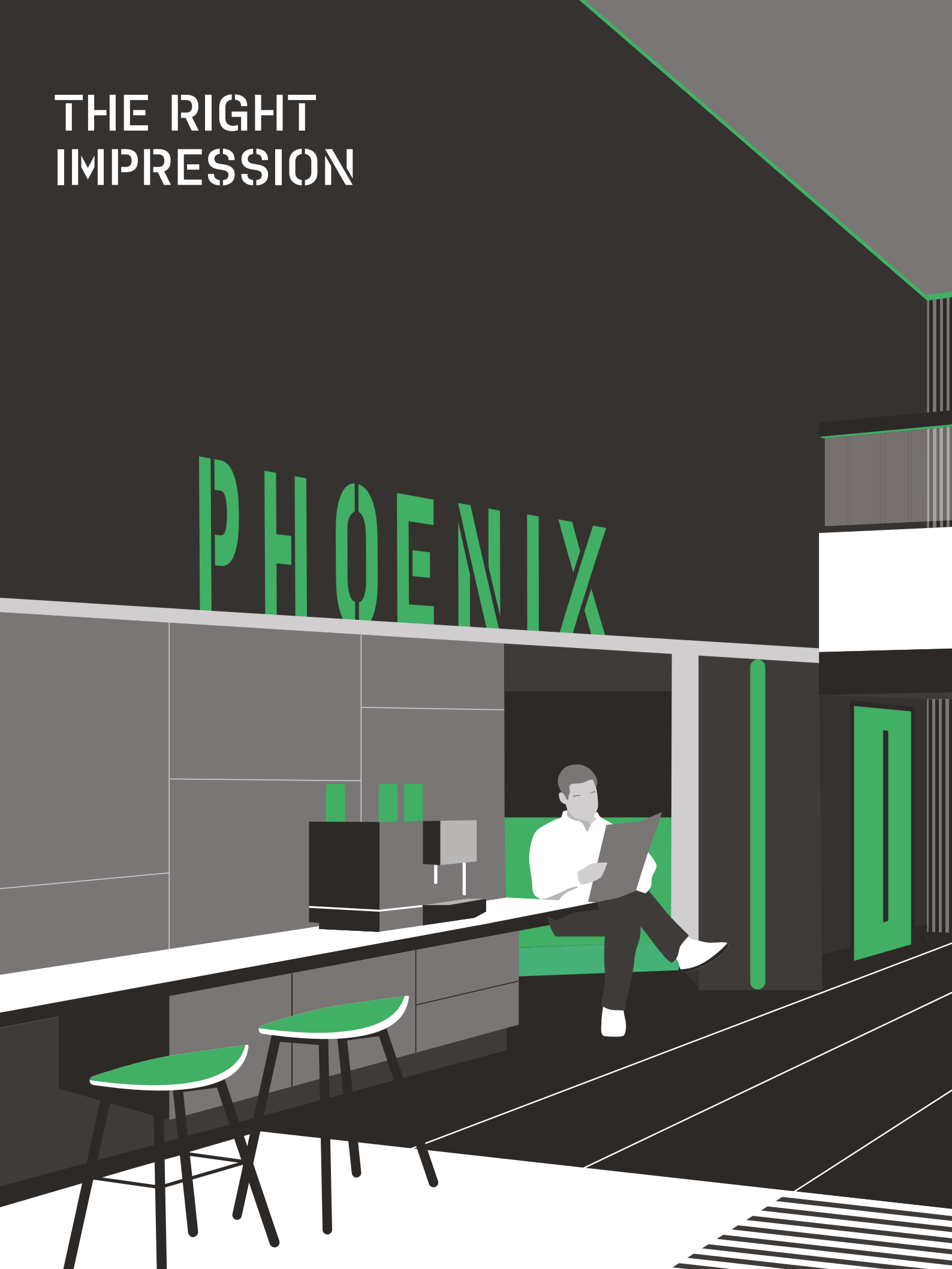
PHOENIX

READING

STATION HILL
READING RG1 1NB

THE RIGHT IMPRESSION

PHOENIX







**5,975 TO
16,338 SQ FT**
*OF EXCEPTIONAL
OFFICE SPACE
IN READING.*

Left: Reception

Below Left: Reception from upper level

Below: Exterior

Description

Phoenix is a high quality town centre office building totalling 52,000 sq ft, and is arranged over ground and five upper floors. The available accommodation is on the fourth and fifth floors, and is accessed via a newly refurbished double height reception.

Just 100m from the building is the new £850m Reading Station, with the Elizabeth Line (Crossrail) arriving in 2020.



PHOENIX

A HIGHER SPECIFICATION

*HIGH-END FINISHES
FOR THE MOST
DISCERNING
OCCUPIER.*



1st building in Reading
to achieve a Cycling
Score accreditation -
Gold standard

Green Credentials



EPC - B



BREEAM
Very Good



LED lighting



Electric vehicle
charging points

New Facilities



Secure cycle
storage



Showers, lockers
and drying room



New reception
facilities



Building Management
online portal

Specification



5* Ewave fibre
and telecoms



3 x 10 person
passenger lifts



Air conditioning



Fully accessible
raised floors

Quality Building



Excellent
natural light



Feature double
height reception



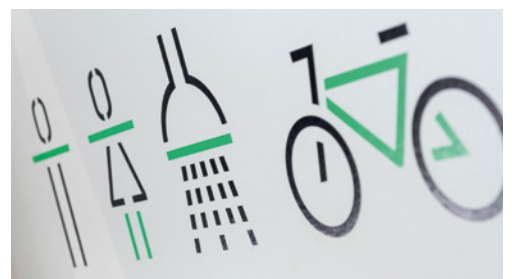
Flexible and
efficient floor
plates



On-site parking ratio
1:978 sq ft



*Clockwise from top left:
Basement lockers
Typical shower
Reception wayfinding
Car parking
Fourth floor
Secure cycle storage
Way finding*





Accommodation

The available floors have been refurbished to a high standard, offering superb panoramic views across the city.

OCCUPIER THOUGHTS

“THE IMPROVEMENTS TO PHOENIX HAVE BEEN POPULAR WITH ALL OUR STAFF, ESPECIALLY THE NEW SHOWER FACILITIES. OUR BUILDING MANAGER IS EXCELLENT, HE ALWAYS PROVIDES A WARM WELCOME TO VISITORS AND DEALS WITH ANY ISSUES PROMPTLY. PHOENIX IS GREAT BUILDING IN A PRIME LOCATION.”

Rachel Horton
Consultant – Office Manager
XPS Pensions Group

FLOOR	SQ M	SQ FT
Fifth west	555	5,975
Fifth east		Handd
Fourth	963	10,363
Third	XPS Pensions Group	
Second	XPS Pensions Group	
First	Samsung	
TOTAL	1,518	16,338

*Measurements are IPMS3



SPACE THAT WORKS

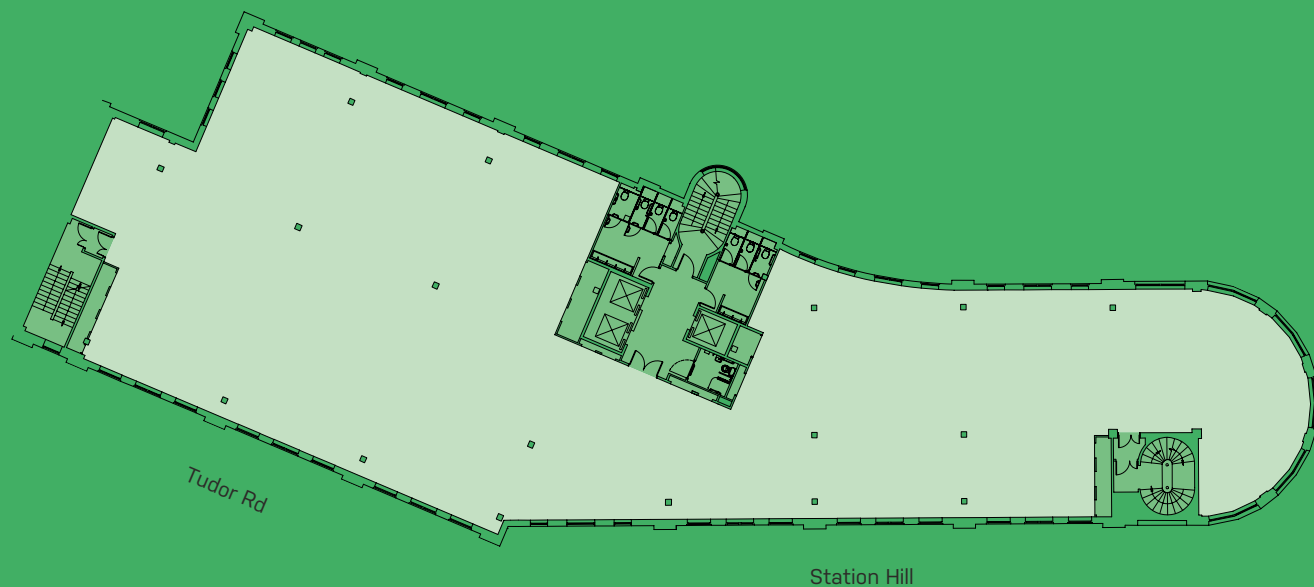
*FLEXIBLE FLOORS
SUITABLE FOR
A RANGE OF
OCCUPIERS.*



PHOENIX

4TH FLOOR

10,363 SQ FT / 963 SQ M



PART 5TH FLOOR

5,975 SQ FT / 555 SQ M



NORTH

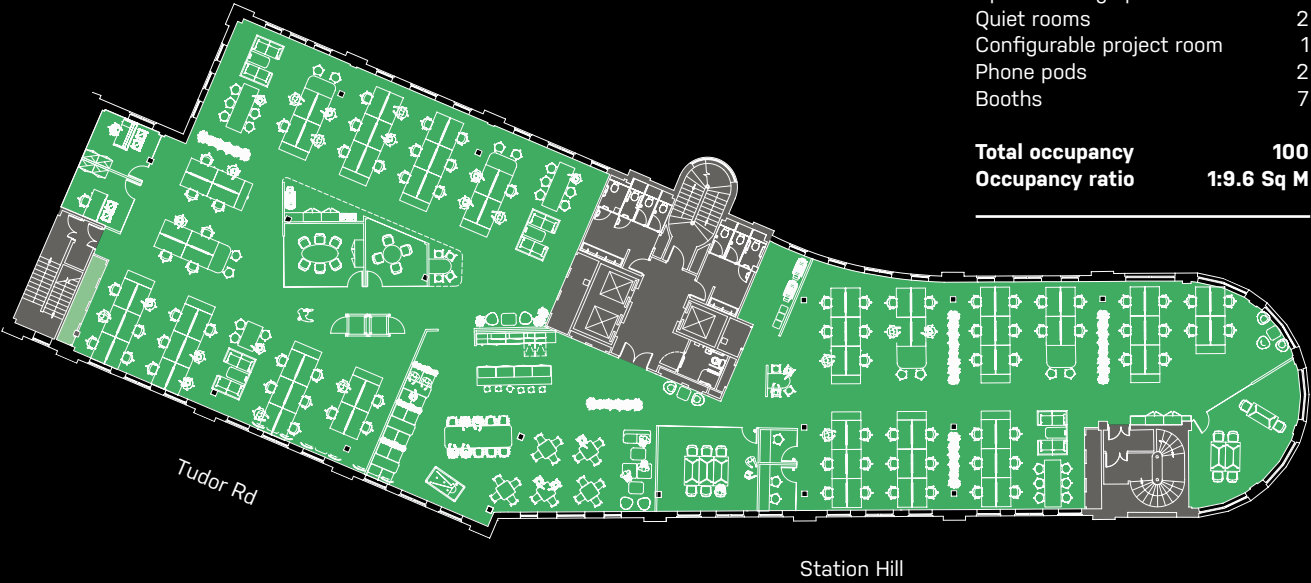


For indicative purposes only. Not to scale.
Floor measurements are IPMS3 areas.

SPACE TO MAKE YOUR OWN

4TH FLOOR INDICATIVE SPACE PLAN

10,363 SQ FT / 963 SQ M

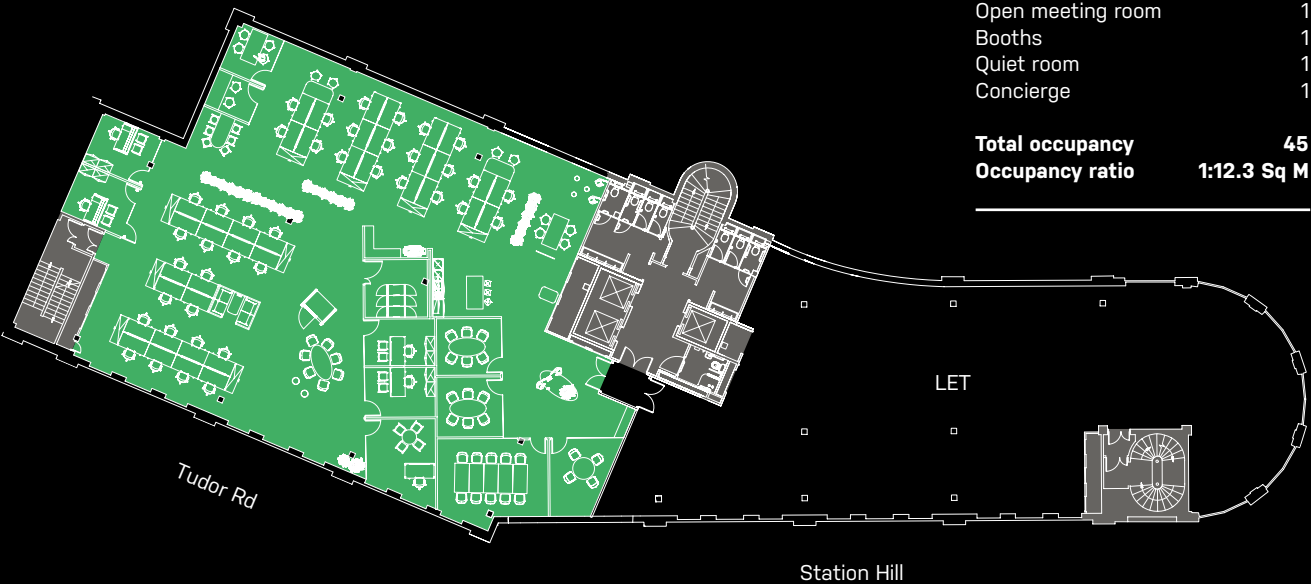


Workstations	98
Hotdesks	6
1 person office	2
6 person meeting room	1
4 person meeting room	1
Open meeting spaces	12
Quiet rooms	2
Configurable project room	1
Phone pods	2
Booths	7

Total occupancy	100
Occupancy ratio	1:9.6 Sq M

PART 5TH FLOOR INDICATIVE SPACE PLAN

5,975 SQ FT / 555 SQ M



Workstations	40
Hotdesks	12
1 person offices	5
6 person meeting room	1
4 person meeting rooms	2
Open meeting room	1
Booths	1
Quiet room	1
Concierge	1

Total occupancy	45
Occupancy ratio	1:12.3 Sq M

PHOENIX



Local Area

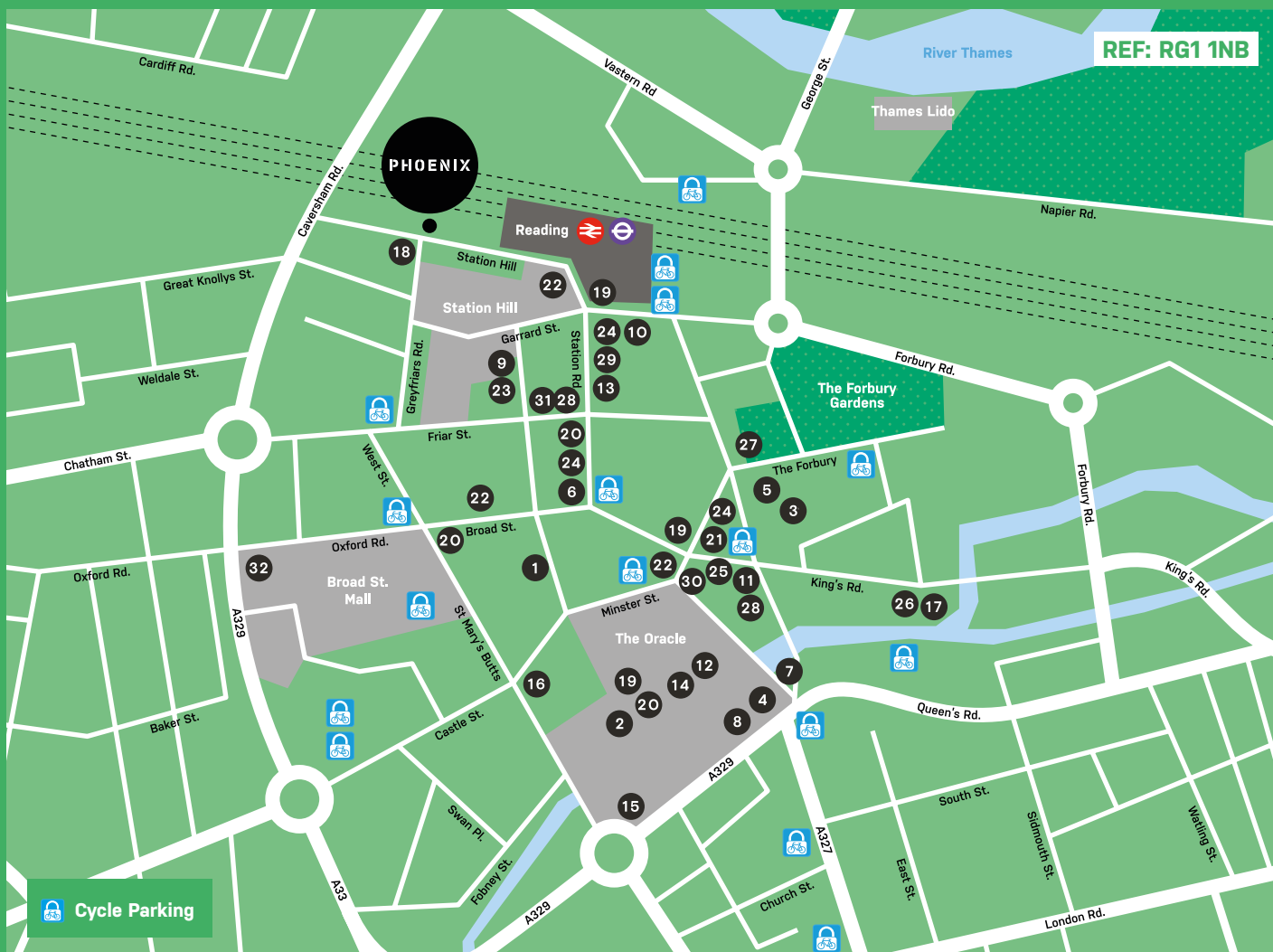
Reading features an illustrious mix of restaurants, coffee shops, bars and retailers offering everything you'll need from breakfast on-the-go to evening fine dining. You really do have it all on the doorstep.

RIGHT ON THE DOORSTEP

POP-UPS,
RESTAURANTS,
BARS &
BOUTIQUES.

*Clockwise from top left:
Bill's
Thames Lido
The Botanist
The Forbury
C.U.P.
The Three Guineas
Pho
The River Thames*





Bars & Restaurants

- 01 Bill's
- 02 Café Rouge
- 03 Carluccio's
- 04 Côte Brasserie
- 05 Forbury's Restaurant
- 06 Itsu
- 07 London Street Brasserie
- 08 Miller & Carter
- 09 Milk
- 10 The Oakford Social
- 11 Pho
- 12 Pizza Express
- 13 Revolution
- 14 Slug & Lettuce
- 15 Wagamama
- 16 Zero Degrees
- 17 Zizzi
- 18 The Greyfriar of Reading

Cafés

- 19 Costa
- 20 Caffè Nero
- 21 Picnic
- 22 Pret A Manger
- 23 Shed
- 24 Starbucks
- 25 Workhouse Coffee
- 26 Lincoln Coffee House

Hotels

- 27 The Forbury
- 28 Ibis
- 29 Malmaison
- 30 Mercure George
- 31 Novotel
- 32 Pentahotel

PHOENIX

AMONGST THE BIG NAMES

AN ENVIABLE
LOCATION THAT
MAKES SENSE.



Above: River Thames
Above Right: Reading Station

Reading

Reading has long been renowned with being one of the best places to live and work in the UK, this is based key indicators such as wellbeing, employment, health, income and skills*.

1ST
PWC GROWTH
REPORT FOR
CITIES IN
THE UK*

2ND
MOST
PROSPEROUS
CITY IN
THE UK**



13
OF THE
WORLD'S TOP
30 BRANDS
ARE HERE

4TH
HIGHEST
START-UP RATE
IN THE UK***



Local Occupiers



Deloitte.

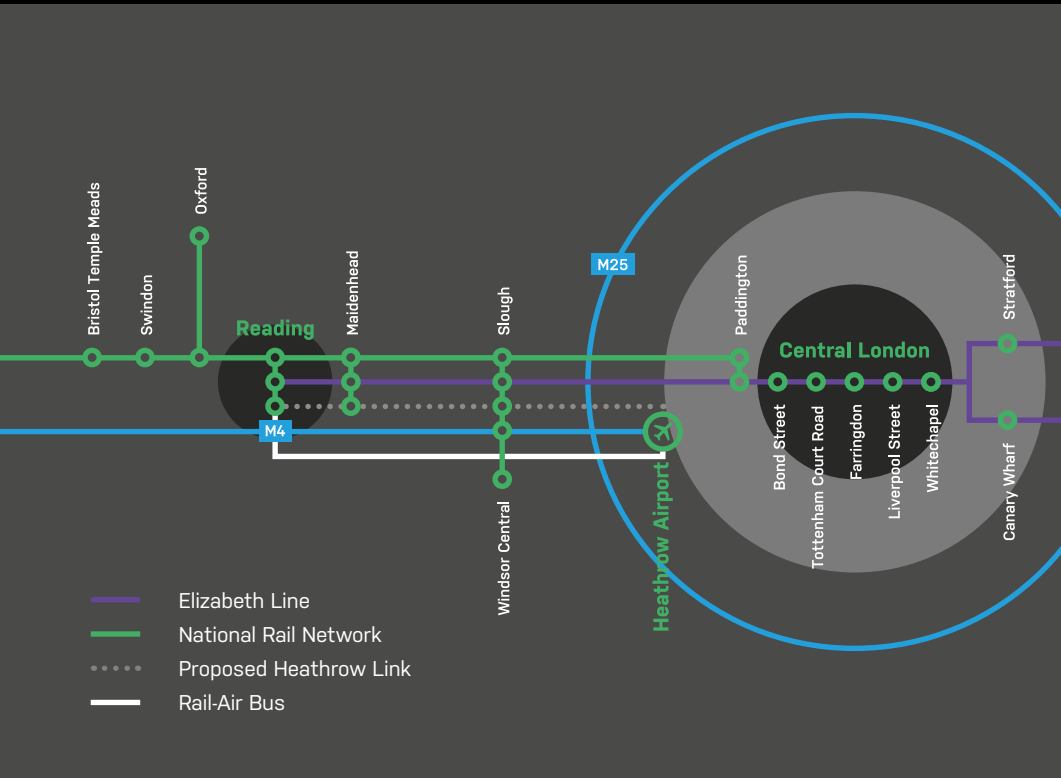


**BARTON
WILLMORE**

• Gateley Plc

Microsoft

* PWC Good Growth Cities Index 2017. ** Barclays UK Prosperity Map. *** livingreading.co.uk



By Road

With easy access to the M4 at three junctions, Reading is ideally positioned to take advantage of the wider national motorway network and the M25.

M4 (J11)	3.5 miles
M4 (J12)	5 miles
M4 (J10)	5.5 miles
Bracknell	12 miles
M3 (J3)	16 miles
Basingstoke	17 miles
Maidenhead	19 miles
Slough	23 miles
M25 (J15)	24 miles
Oxford	26 miles
Heathrow	27 miles
Central London	44 miles
Southampton	47 miles
Gatwick	56 miles
Birmingham	103 miles

RIGHT ON TIME

READING TO LONDON IN 27 MINS.

By Rail

Heathrow Airport will be even easier to reach once a new £500m rail link is complete, this will mean passengers will no longer have to travel via London Paddington to reach the airport by train. Once open, the Elizabeth Line will further reduce travel times into Central London and beyond.



Reading



Paddington



Bond St



Farringdon



Liverpool St



Canary Wharf

Journey times taken from the building, Source: TfL
*Times calculated from a combination of National Rail and Elizabeth Line.





STATION HILL READING RG1 1NB

CONTACT



James Shillabeer
020 3362 4351
jamesshillabeer@brayfoxsmith.com

Richard Harding
020 3362 4349
richardharding@brayfoxsmith



Tom Fletcher
0118 960 6914
tfletcher@lsh.co.uk

James Newton
0118 960 6910
jnewton@lsh.co.uk

PHOENIXREADING.SPACE

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2019.

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