



HIGHLINE

AT 30
GREYFRIARS
ROAD

Town centre offices to let

Reading RG1 1PE

1,173 – 3,130 sq ft (109 – 291 sq m)

1 minute walk to Reading Station

4 minute walk to The Oracle shopping centre

3 car parking spaces – an excellent parking ratio of 1:1,043 sq ft



Description

Greyfriars House is a modern, seven storey office building and benefits from the following specification:

- Ability to offer fitted offices and newly refurbished accommodation
- Remodelled reception area
- Seven person passenger lift
- Air conditioning
- Raised floors and suspended ceilings
- Male and female WCs on each floor
- Secure on-site car parking of 1:1,043 sq ft (3 spaces)

Location

Greyfriars House is prominently situated on the corner of Greyfriars Road and Garrard Street. The property benefits greatly from its close proximity to Reading Station, which is just a minute’s walk away. The station has recently been substantially upgraded by a £895 million redevelopment consisting of five new platforms, retail outlets and a new concourse.

The property is also close to the town centre’s retail and leisure facilities, including The Oracle shopping centre, John Lewis and Vue cinema.

Accommodation

Part 5th floor:	1,957 sq ft	109 sq m
6th floor:	1,173 sq ft	182 sq m
Total:	3,130 sq ft	291 sq m

The 5th floor is newly refurbished and provides air-conditioned offices. The 6th floor benefits from an existing fit-out and is ready for immediate occupation.

- 1 Oliver Bonas

2 Hotel Chocolat

3 The Greyfriars

4 Boots

5 Garrard St NCP

6 Malmaison

7 Novotel / Ibis

8 Friar Street

9 Cerise

10 Forburys

11 Carluccio’s

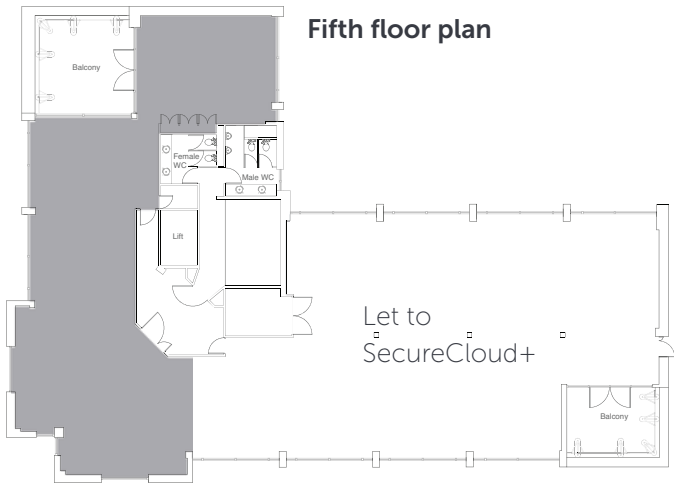
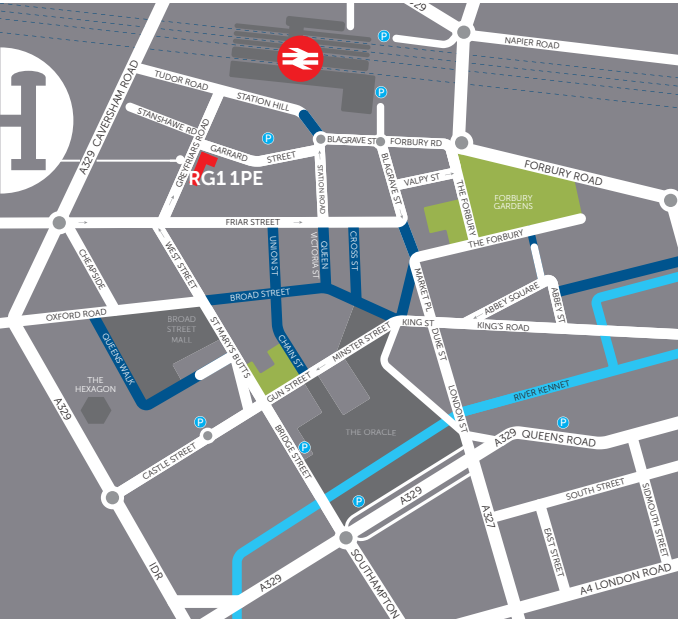
12 Broad Street

13 John Lewis

14 Bill’s

15 The Oracle

16 London Street Brasserie



Malmaison hotel and brasserie



WOLF Italian Street Food



Station concourse



John Lewis Broad Street



Bill's restaurant



The Oracle shopping centre



HIGHLINE AT 30 GREYFRIARS ROAD



By road

Reading benefits from excellent links to the national motorway network. It is located approximately 2 miles to the north of the M4 motorway and can be accessed from Junctions 10, 11 and 12. This in turn provides access to the M25 motorway (Junction 15) and beyond.

London	38 miles
Oxford	20 miles
M25 (J15)	25 miles
M4 (J11)	3.5 miles

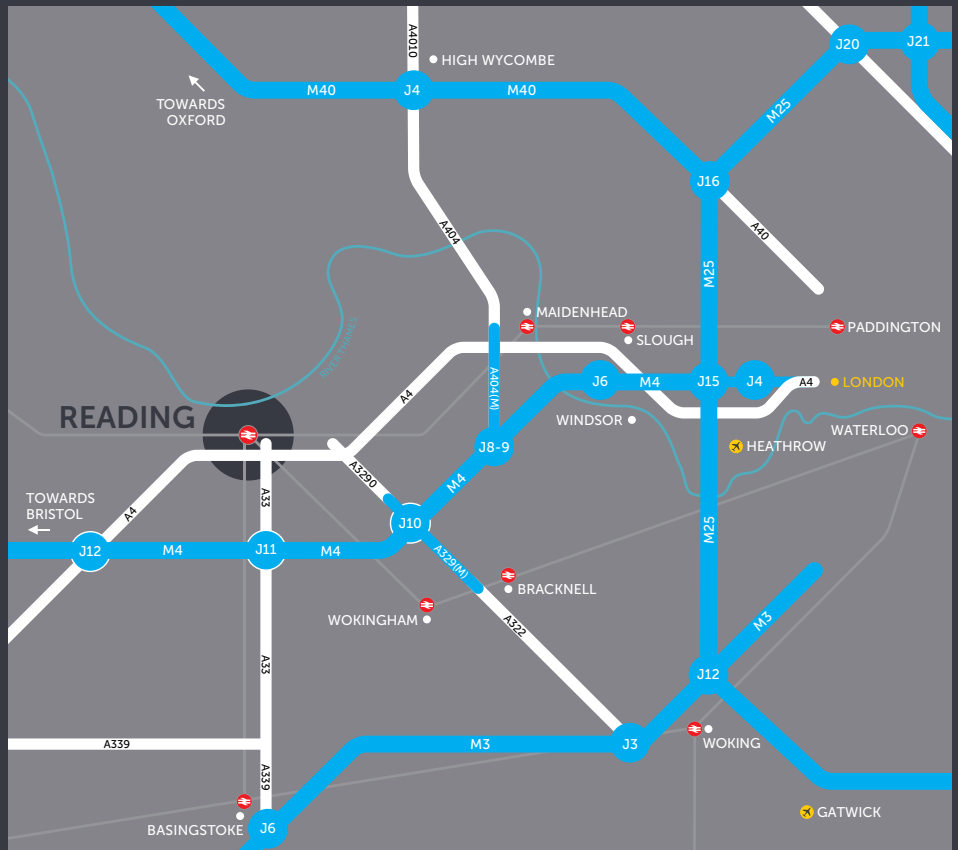
By train

Connecting to London (Paddington) to the east, Birmingham to the north and Cardiff to the west, Reading railway station is one of the busiest rail hubs in Britain.

Trains to London Paddington run every 10 minutes with a fastest journey time of 26 minutes.

Reading station is to form part of the Elizabeth Line in 2019. Combined with the fast Great Western Railway service to London Paddington, the Elizabeth Line will significantly reduce travel times to the West End, the City and Canary Wharf.

Western Rail Link to Heathrow (WRLTH) will enhance the existing transport connections between Reading, Slough and Heathrow Airport with regular rail services to the airport in approximately 26 minutes.



By air

Heathrow Airport can be accessed at Junction 4 of the M4 motorway. The RailAir coach is a dedicated non-stop coach service linking Reading station with Heathrow Airport with a journey time of 38 minutes.

Heathrow	25 miles
Southampton	46 miles
Luton	60 miles
Gatwick	64 miles

Viewing and further information



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