

ICONIC GRADE A
OFFICES TO LET

ABBHEY SQUARE
READING RG1 3BD

THE
BLADE

Get a slice of Reading's most iconic building

The Blade is a striking landmark building providing:

- 110,990 sq ft of high quality office space with spectacular views.
- In-town parking at a ratio of 1:1,000 sq ft.
- Professional business lounge and co-working space.
- Landlord based on-site.
- Meeting room and serviced office facilities by Pure Offices.



A wide-angle photograph of a modern office reception area. In the foreground, a dark grey, curved reception desk is equipped with several computer monitors and a person is seated behind it. The floor is made of large, light grey tiles. To the left, a glass-enclosed staircase with a green living wall is visible. The background shows a bright, open-plan office space with large windows, a wooden partition, and a sign that says 'REFRESHMENTS'. The ceiling features a series of parallel wooden beams and modern lighting fixtures.

Raise your profile

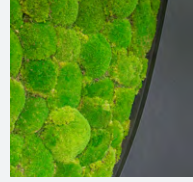
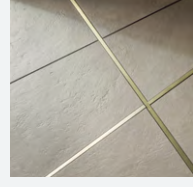
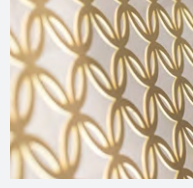
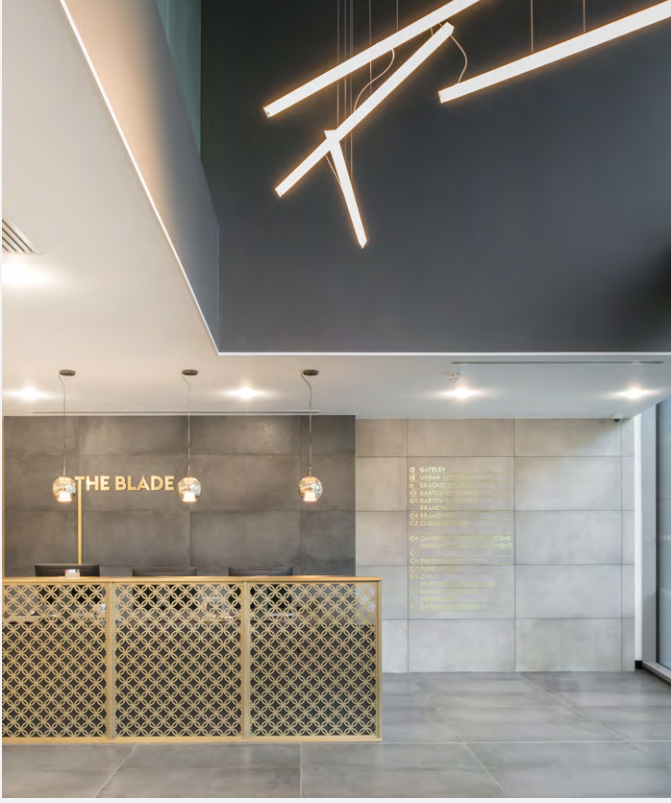
An impressive reception sets the tone

Refurbished reception



On point Perfectly poised design details

Designed with dynamic businesses in mind – the considered interior and design details provide a stunning, light environment in which to work and create.



Designed for work



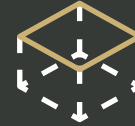
Four-pipe
fan coil
air conditioning



LED
lighting with
PIR sensors



Four
13 person lifts
and one goods lift



Fully accessible
raised flooring with
a depth of 150mm



Floor to ceiling
height of 2.7m with
full height glazing



Meeting rooms and
serviced office facilities
by Pure Offices



Business lounge
with concierge
and WiFi



Building
owner based
on-site



Shower rooms
and changing
facilities



In-town parking
at a ratio of
1:1,000 sq ft



Cycle
storage



Outdoor
terrace



'Very Good'
BREEAM rating



EPC Rating
(C) 75



WiredScore
certified

Creative space
to think big



Food for thought
Be spoilt for choice



- Clockwise from Left
1. Bill's
 2. Pho
 3. Malmaison Hotel
 4. Tamp Culture Coffee
 5. Itsu
 6. Carluccio's
 7. Oakford Social Club



Reading boasts an enviable array of shops, bars, restaurants and cultural venues – catering for all tastes and occasions.

From The Oracle shopping centre with all the high street favourites and a 10 screen cinema – to music and arts at The Hexagon – to a wide range of sports facilities and activities, it's all on your doorstep.

The local scene

Whether recognised and celebrated high street names or the best of new independents – Reading has an excellent dining and social scene.

Bars & restaurants

- 01* Bel & Dragon
- 02 Bill's
- 03 BrewDog
- 04* Broad Street Bar & Kitchen
- 05* Carluccio's
- 06 Cerise at The Forbury
- 07* Comptoir Libanais
- 08 Côte Brasserie
- 09 Forbury's Restaurant
- 10 The Greyfriar of Reading
- 11 Itsu
- 12 Milk
- 13 Miller & Carter
- 14* Mission Burrito
- 15 Oakford Social Club
- 16 Pho
- 17 The Biscuit Tin
- 18* Valpy's
- 19* Veno
- 20 Wagamama
- 21* Wolf
- 22 Zero Degrees
- 23* Zizzi

Cafés

- 24 Costa
- 25 Caffè Nero
- 26* Lincoln Coffee House
- 27 Picnic
- 28 Pret A Manger
- 29 Shed
- 30 Starbucks
- 31 Tamp Coffee
- 32 Workhouse Coffee

Hotels

- 33 The Forbury
- 34 Ibis
- 35 Malmaison
- 36 Mercure George
- 37 Novotel
- 38 Pentahotel

Leisure

- 39 58 Barbershop
- 40 9Round
- 41 Abbey Ruins
- 42* Buzz Gym
- 43 Cycle Republic
- 44 F45
- 45 Forbury Retail Park
- 46 Thames Lido
- 47 Vue cinema



* Discount available to the Blade card holders.

The facts and figures

Reading consistently appears at the top of many annual surveys as one of the best places to live and work in the UK.

The town has attracted companies from the creative and tech industries in recent years – thanks to Reading's vibrant local environment, diverse amenity offering and entrepreneurial spirit.



Local occupiers

**BARTON
WILLMORE**

BARCLAYS

pwc

EY
Building a better
working world

KAPLAN

Deloitte.

KPMG

CISCO

♦ Gateley Plc

Microsoft

1st

UK's fastest growing city
economy 2017-2019*

2nd

PWC Growth Report
for Cities in the UK**

13%

of the UK's digital revenue
is from Reading***

2nd

Most business friendly
city in Europe+

4th

highest start-up
rate in the UK**

13

of the world's top 30
brands are here





The
Oracle


Reading Railway
Station

Forbury
Gardens

THE
BLADE

River
Thames

Thames
Lido

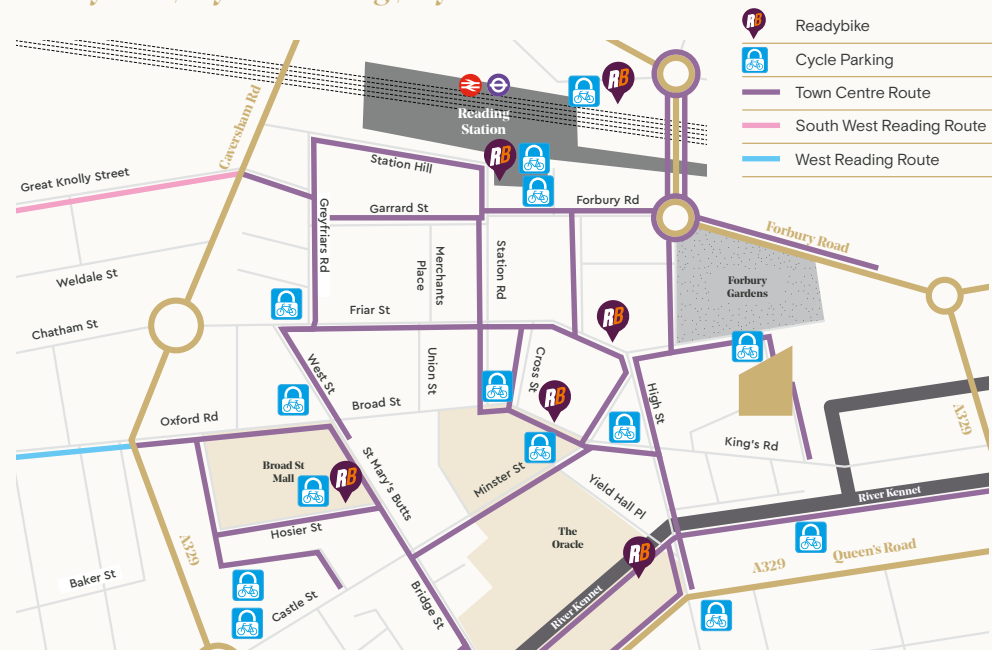
---  5 minute walk to Reading Railway Station

Cut the Commute

Connect by rail, road or foot

The Blade is within a five minute walk (through Forbury Gardens) of Reading's main station – which provides outstanding transport links across the country and beyond.

Readybike / Cycle Parking / Cycle Network



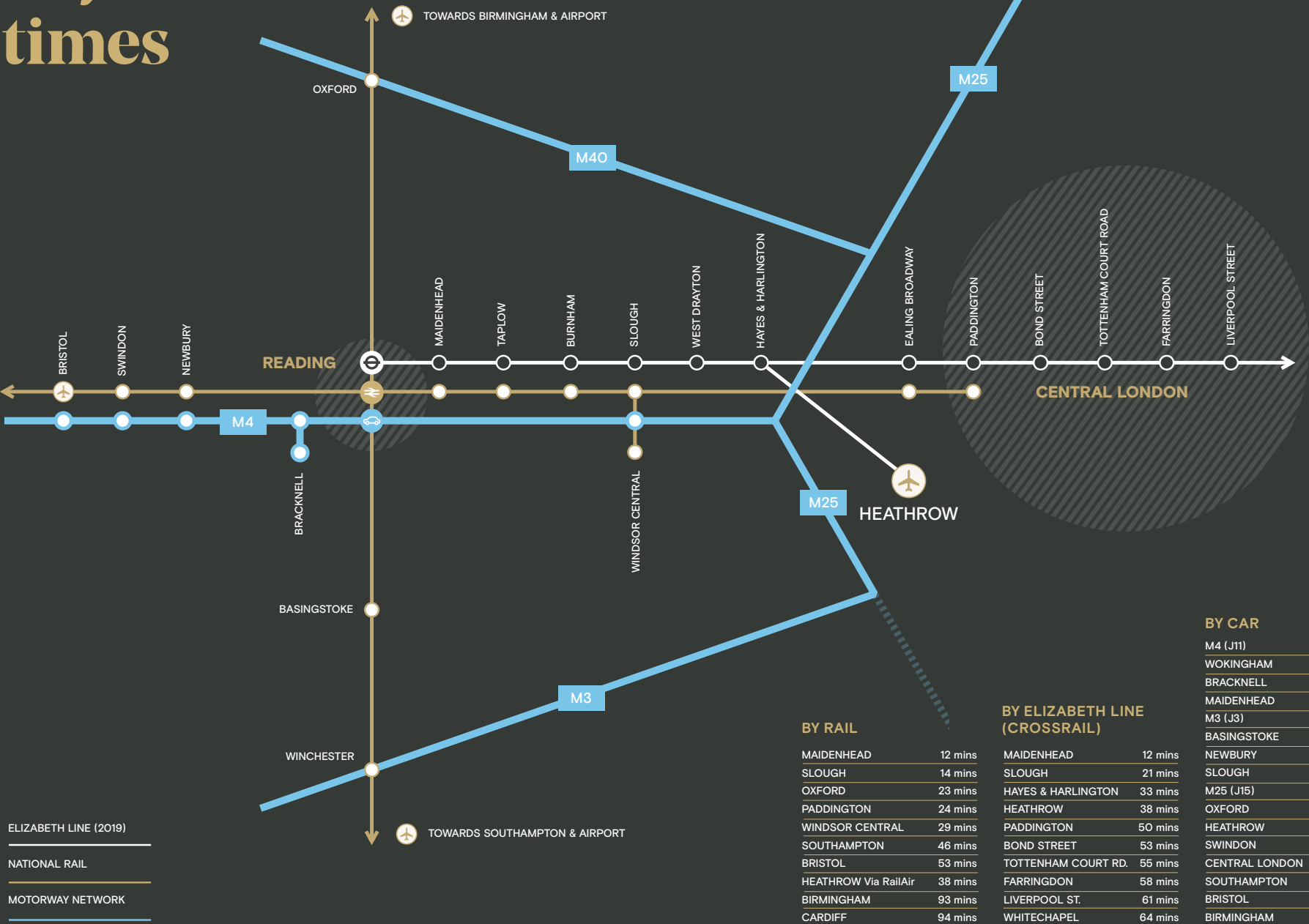
From 2019 the Elizabeth Line will provide reduced travel time into and across Central London.

Heathrow will be within easy reach thanks to the proposed new £500m Western Rail Link to Heathrow scheme – meaning passengers will benefit from direct rail access to the airport from Reading.

Access to the M4 at three junctions provides wider connection to the national motorway network and the M25.

Reading is fit for cyclists with a 37 mile network. The Readybike hire scheme now has 29 docking stations in the town's urban centre.

Key travel times



Faster journey times into and across Central London will be achievable when combining the mainline rail service from Reading and Elizabeth Line service at Paddington.



Refurbished reception entrance



Business lounge reception



Further information

Viewings

Strictly through the
sole letting agents.

Terms

Upon application.

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INVESTORS 

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MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2018.

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