



WORK POSITIVE

R+
READING

+ UNRIVALLED PROMINENCE

+ THE SHAPE OF A NEW LANDMARK



+ ON THE PLUS SIDE

- 

BREEAM EXCELLENT
- 

BUSINESS LOUNGE & CONCIERGE
STYLE RECEPTION
- 

DIRECTLY OPPOSITE
- 

EPC A
AS GOOD AS IT GETS
- 

FLEXIBLE FLOOR PLATES
5,700-19,600 SQ FT
- 

NEW BUILD
AND COLUMN LIGHT
- 

BARRIER CONTROLLED
ACCESS IN RECEPTION
- 

IRONS & IRONING
BOARDS, HEATED LOCKERS. HAIR
DRYERS, TOWELS + MORE...
- 

LED LIGHTING
& SOLAR ROOF
PANELS
- 

TERRACES
TO RELAX, MEET
AND CREATE
- 

SECURE ON-SITE
CAR AND BICYCLE PARKING
- 

ELECTRIC CAR
CHARGING POINTS
- 

68
SECURE BICYCLE BAYS
- 

SPACE TO FLEX
CENTRAL WORKING
NOW UP AND RUNNING
- 

60 PERSON
AUDITORIUM SPACE
WITH HOSPITALITY SUITE

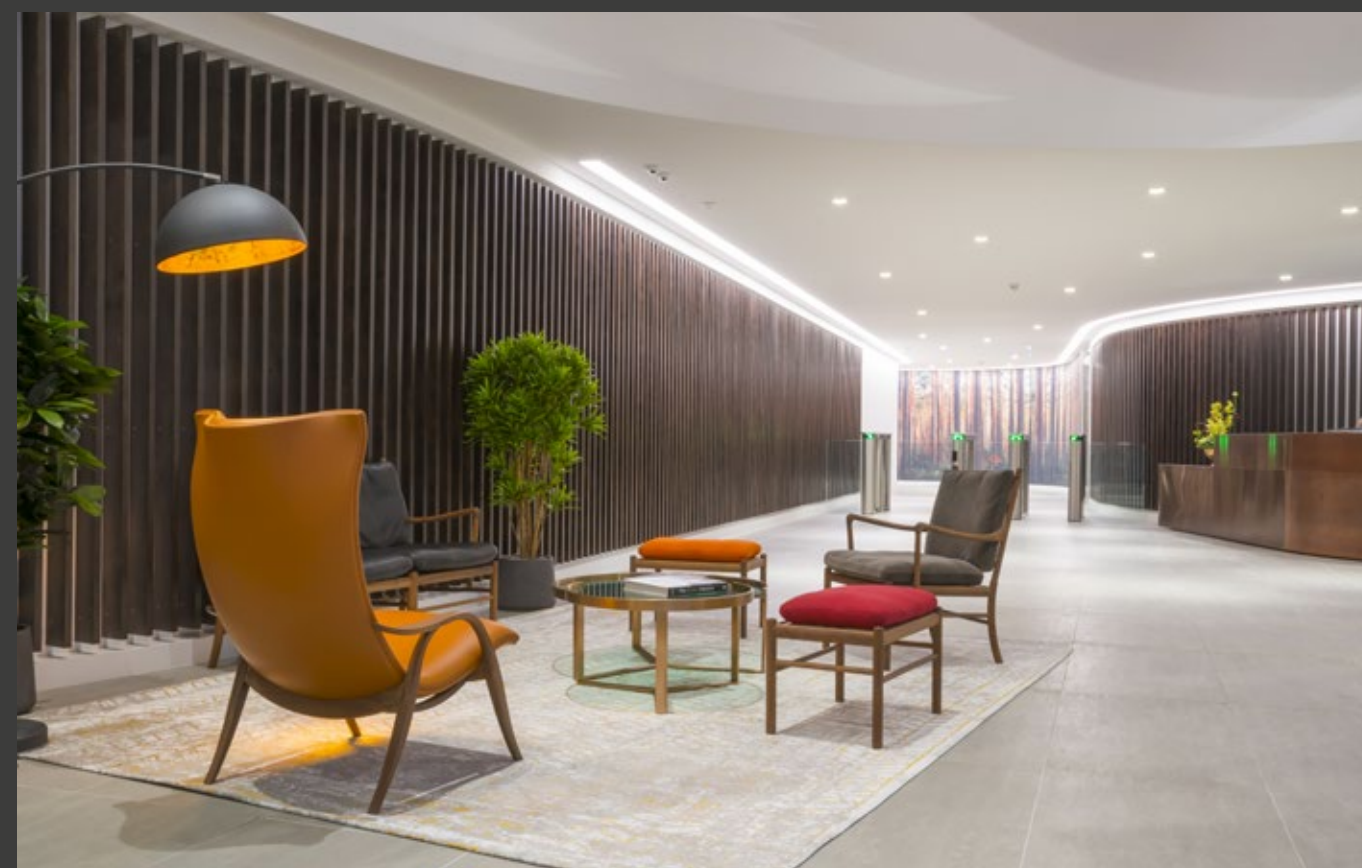
- + Dominating the entrance to the town centre and in the heart of Reading's business core, R+ is perfectly positioned directly opposite Reading station.
- + A brand new headquarters office building designed with the occupier in mind, R+ is an inspiring environment that will enable business to flourish.
- + 104,192 sq ft over six spacious floors, with roof terraces that offer unrivalled views of Reading.

+ THIS IS WHAT A MODERN LANDMARK LOOKS LIKE

+ IMPRESSIVE

**+ ICONIC/DYNAMIC/REFINED/
EXCITING/WELCOME**





+ MEET/WORK RELAX/CREATE

+ R+ offers more than just a walk through reception - it is there to be used and enjoyed by staff and clients alike.

+ The Carl Hansen & Son furniture, Nespresso coffee machine and Sonos Play music system help provide a creative and inspiring space away from your desk.



+ COOL & CREATIVE?

WE HAVE A (SPACE) PLAN FOR THAT

**+ OR JUST
THE FACTS
& FIGURES?**

**WE'VE CRUNCHED
THE NUMBERS ON
THAT AS WELL**

+ ROOF TERRACES TO RELAX & INSPIRE



+ GREEN WITH ENVY

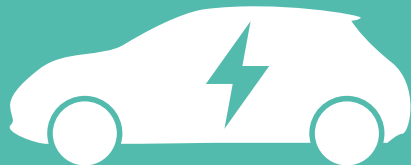
+ R+ was designed with lifestyle, well-being and sustainability at the forefront, and boasts the best office EPC rating in Reading. This efficiency, combined with the other green features, such as the roof mounted solar panels, help to keep energy costs lower.



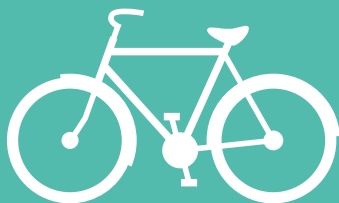
EPC A
'A 20' RATING



BREEAM
EXCELLENT
RATING



6
ELECTRIC CAR
CHARGING POINTS



68
SECURE
BICYCLE BAYS



SOLAR
ROOF MOUNTED
SOLAR PANELS



LED
ENERGY EFFICIENT
LUMINAIRES



WILD
FLOWER
GARDENS



£1.6M
SAVED OVER
TEN YEARS*

*BASED ON EPC VALUES OF R+ AND A "TYPICAL PRACTICE"
BUILDING OF IDENTICAL FLOOR AREA OVER THE SAME PERIOD



+ SPACIOUS

+ SPACE FOR EVEN THE BIGGEST IDEAS

BRIGHT & SPACIOUS/
FLOOR TO CEILING GLAZING/
THE HIGHEST QUALITY



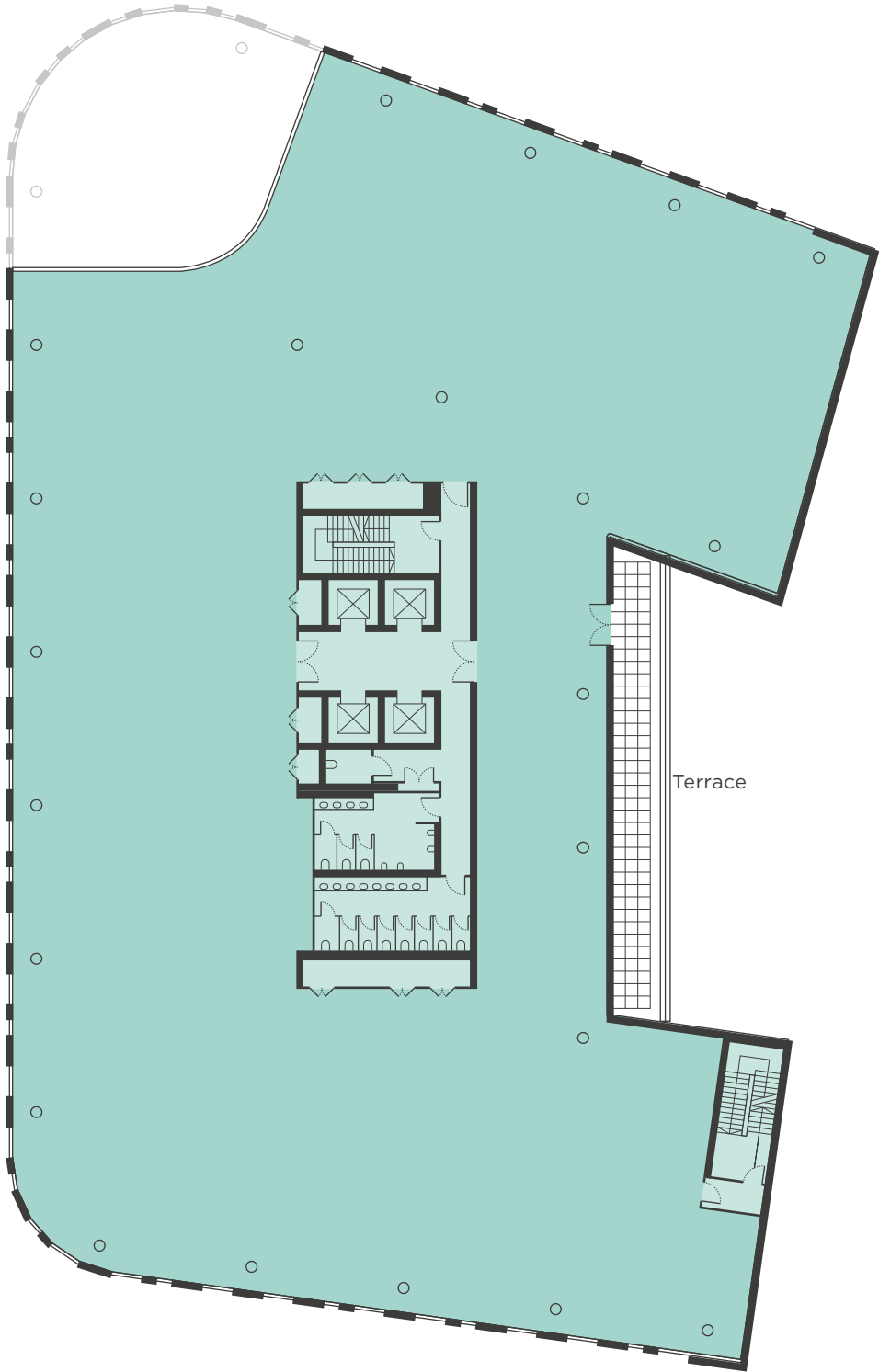
FLOOR	SQ FT	SQ M
Fifth	LET	LET
Fourth North	5,719	531
Terraces	1,396	129
Fourth South	LET	LET
Third	19,580	1,819
Second	LET	LET
First	18,018	1,674
Terraces	558	52
Ground	CENTRAL WORKING	
Total (excluding terraces)	43,317	4,024

CAR PARKING 33 SPACES ON LOWER GROUND FLOOR (1:2,393 SQ FT)
IPMS3 MEASUREMENTS



FIRST FLOOR

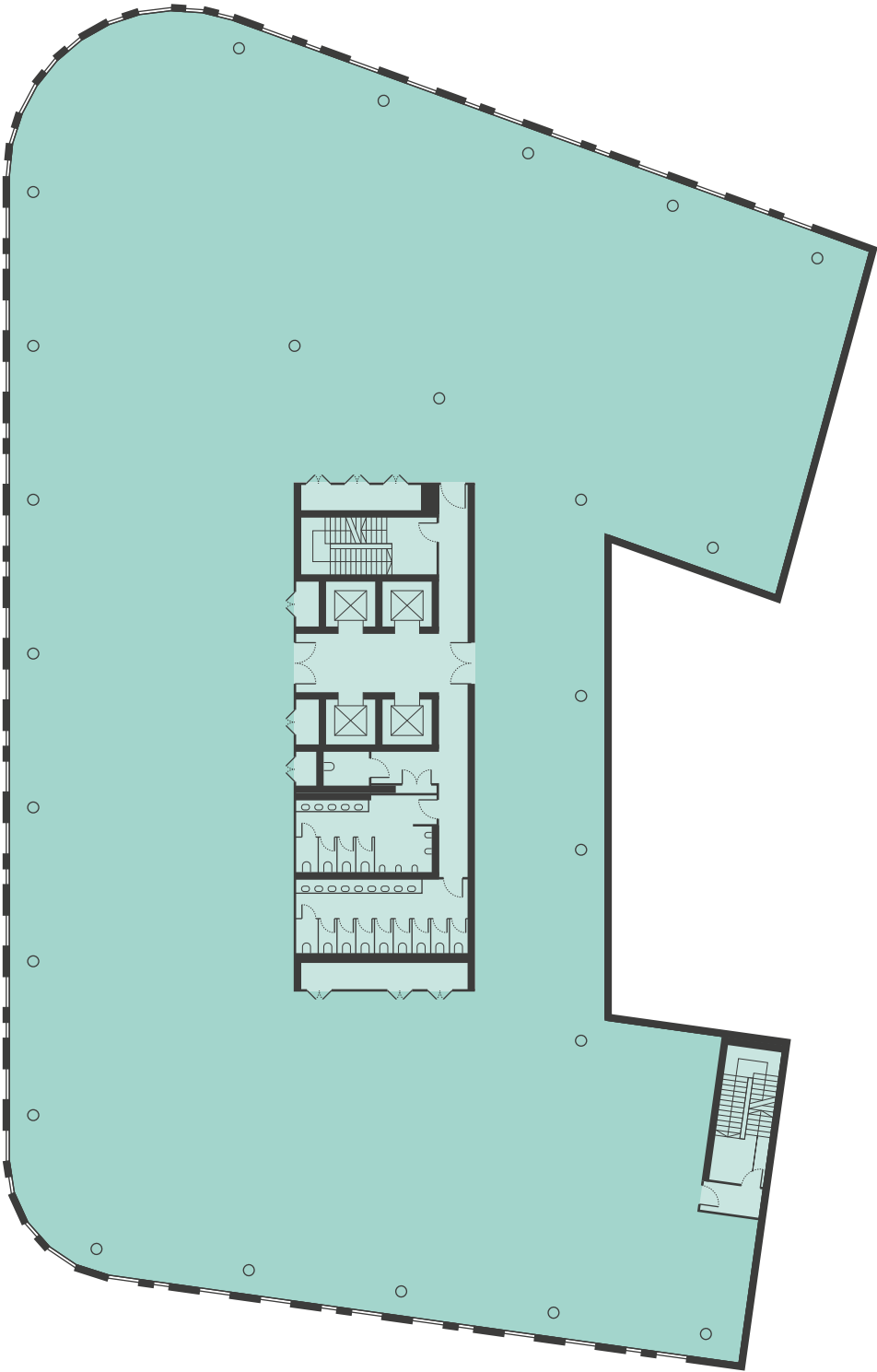
OFFICE
18,018 SQ FT / 1,674 SQ M
TERRACES
558 SQ FT / 52 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

THIRD FLOOR

OFFICE
19,580 SQ FT / 1,819 SQ M

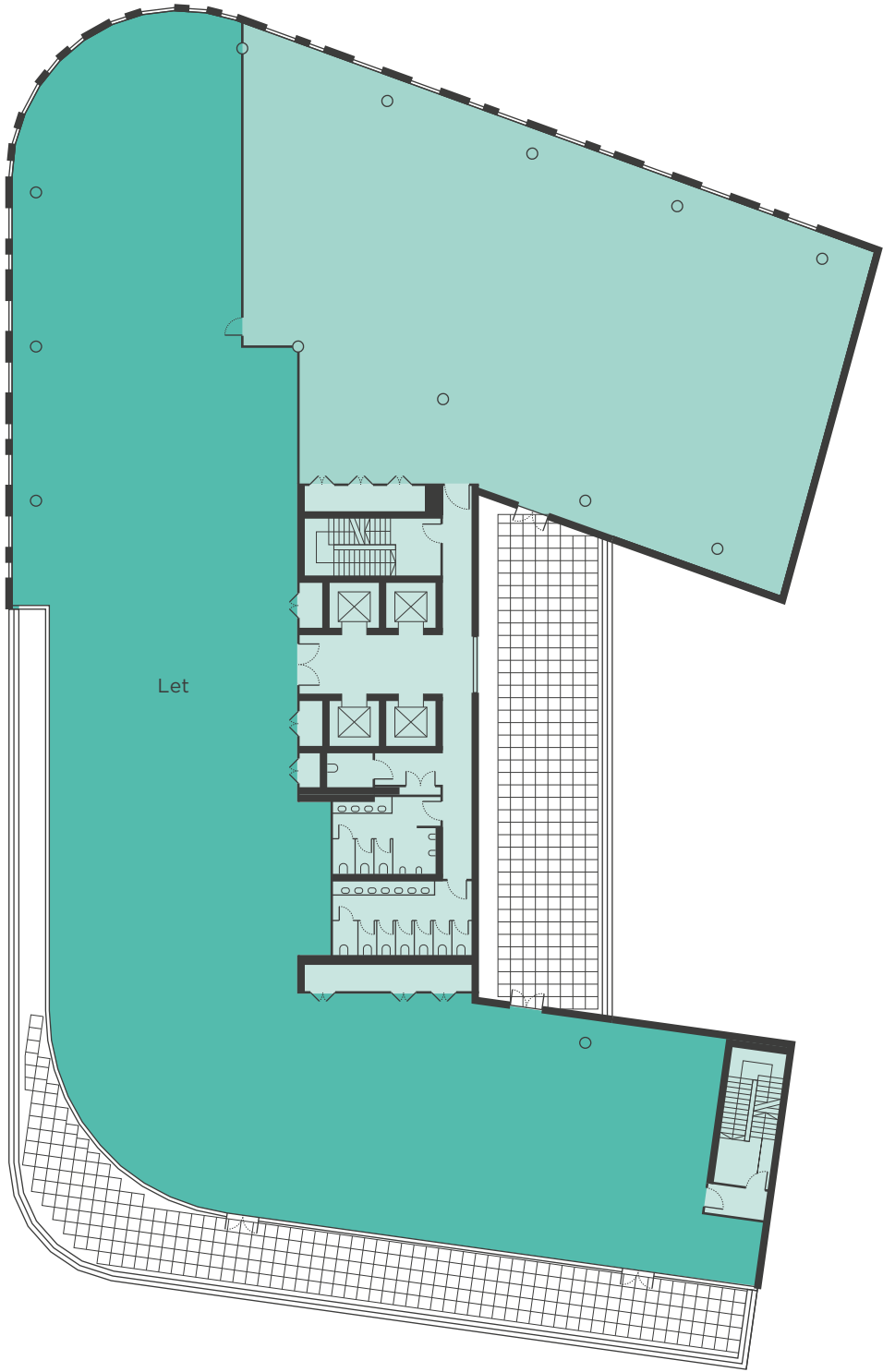


FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



FOURTH FLOOR

OFFICE
5,719 SQ FT / 531 SQ M
TERRACES
1,396 SQ FT / 129 SQ M

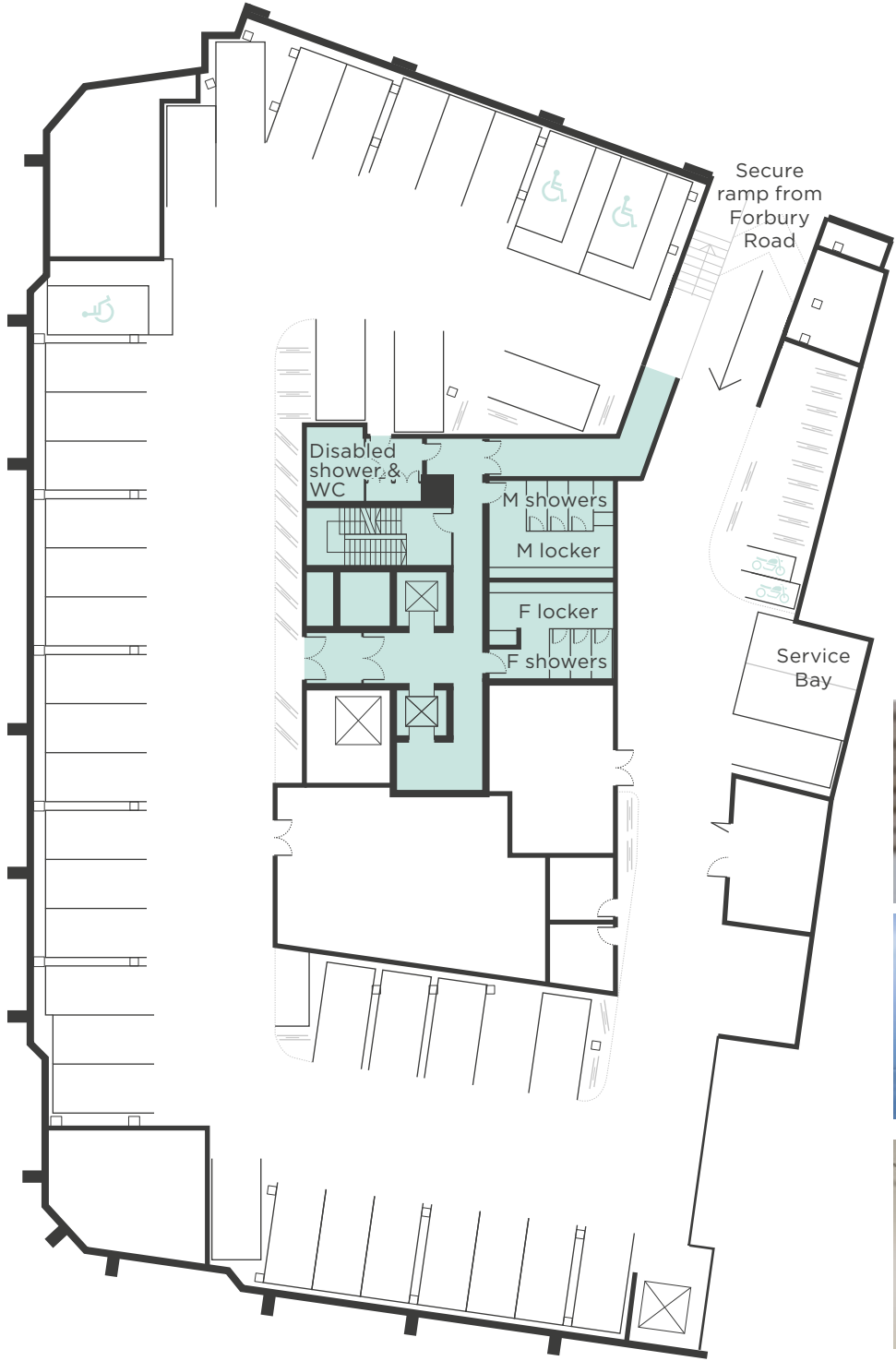


FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



LOWER GROUND FLOOR

CAR PARKING SPACES AVAILABLE 33
BICYCLE BAYS 68
MOTORCYCLE PARKING BAYS 2
ELECTRIC CAR CHARGING POINTS

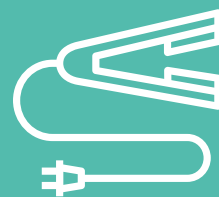


FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



+ Meet James and Dawn, our friendly concierge team. They can arrange anything from booking taxis or arranging dry cleaning, to providing irons, hair dryers and hair straighteners... even umbrellas.

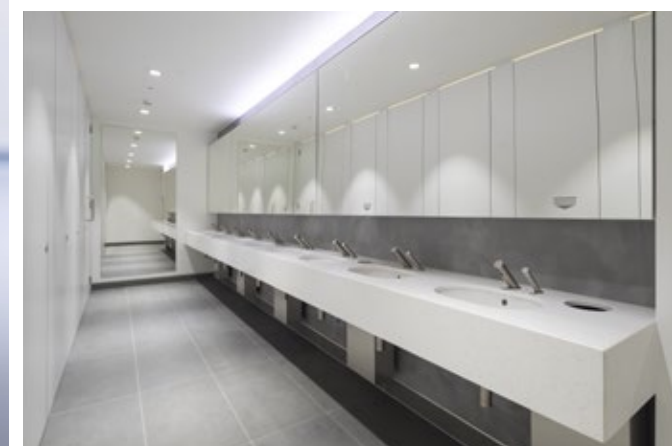
DAWN + JAMES



+ IT'S ALL IN THE DETAIL

Designed to meet the modern occupier's needs, R+ incorporates the very latest technologies and performance enhancing features.

- + Impressive double height reception
- + Business Lounge with Sonos sound system and Nespresso coffee machine
- + Exciting new cafe coming soon
- + Communal roof terrace
- + Barrier controlled access in reception
- + 4 x 13 person passenger lifts
- + Goods lift between lower ground and ground floor
- + VRF air conditioning
- + Metal tile suspended ceilings
- + LED lighting throughout
- + 2.7m floor to ceiling height
- + Raised access floor 125mm
- + 1.5m planning grid
- + 1:10 sq m occupational density
- + Roof terraces with wild flower gardens
- + 33 secure car parking spaces (1:2,423 sq ft)
- + 6 electric car charging points
- + 68 bicycle bays
- + 2 motorcycle parking bays
- + WCs on each floor
- + DDA compliant
- + High quality shower facilities
- + Dedicated male and female changing rooms
- + Heated lockers
- + Ironing boards (and irons), hair dryers and hair straighteners
- + CCTV
- + BREEAM: Excellent
- + EPC: A



+ READING'S THRIVING

It's no surprise that Reading is thriving. PwC and Demos have ranked Reading as the UK's top place to live and work for three consecutive years.

Reading has established itself as the UK's number one regional technology centre. Propelled by its high-value knowledge economy and proximity to London.

From its University to its workforce, Reading continues to attract and retain the very best people from the UK and beyond.

2ND

PWC GOOD GROWTH FOR CITIES REPORT (2016)

28%

OF POPULATION ARE GRADUATES

5TH

HIGHEST START-UP RATE IN THE UK

2ND

HIGHEST AVERAGE WEEKLY EARNINGS IN THE UK

TOP 1%

READING UNIVERSITY AND HENLEY BUSINESS SCHOOL IN TOP 1% OF UNIVERSITIES IN WORLD

13

OF THE WORLD'S TOP 30 BRANDS ARE LOCATED IN READING

BARCLAYS

SSE

verizon

Deloitte.

Thames Water

PRUDENTIAL

VISA

pwc

EY
Building a better working world

KPMG

CISCO

Microsoft

2017 SOURCES:
PWC.CO.UK
CENTREFORCITIES.ORG
ZOOPLA
READING CIC
TIMES HIGHER EDUCATION



BARS & RESTAURANTS

- 01

All Bar One
- 02

Bill's
- 03

Browns
- 04

Café Rouge
- 05

Carluccio's
- 06

Côte Brasserie
- 07

Forbury's Restaurant
- 08

Giraffe
- 09

Itsu
- 10

Jamie's Italian
- 11

London St. Brasserie

12

Miller & Carter

13

Milk

14

The Oakford Social

15

Pho

16

Pizza Express

17

Revolution

18

Slug & Lettuce

19

Wagamama

20

Zero Degrees

21

Zizzi

CAFÉS

- 22

Costa
- 23

Caffè Nero
- 24

Picnic
- 25

Pret A Manger
- 26

Shed
- 27

Starbucks
- 28

Workhouse Coffee
- 29

Lincoln Coffee House

HOTELS

- 30

The Forbury
- 31

Ibis
- 32

Malmaison
- 33

Mercure George
- 34

Novotel
- 35

Pentahotel



From the laid back, hipster atmosphere at the Oakford Social to fine dining at London St. Brasserie, Reading's eclectic mix of amenities cater for its varying tastes.




READING
STATION



+ EXPRESS NETWORKING

Complementing Reading's already excellent road and rail services, the Elizabeth Line (from 2019) will connect the town directly to London's West End, City and Docklands.

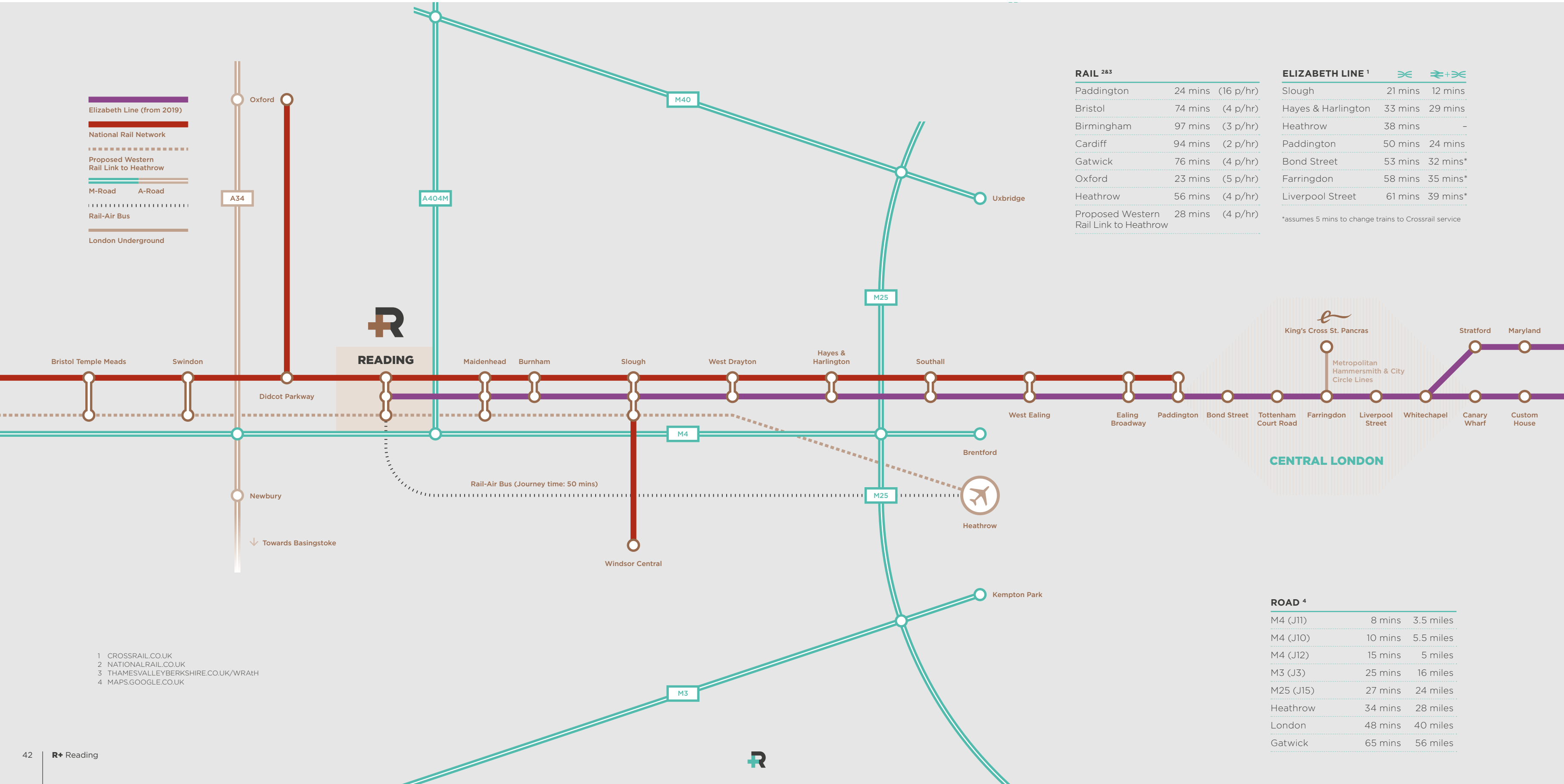
In addition, the proposed Western Rail Link to Heathrow scheme will halve the travel time to Heathrow airport to just 28 minutes.

24 MINS
to London
Paddington
Station

16 TRAINS
per hour to
Paddington
(peak time)



+ CONNECTED



RAIL ^{2&3}		
Paddington	24 mins	(16 p/hr)
Bristol	74 mins	(4 p/hr)
Birmingham	97 mins	(3 p/hr)
Cardiff	94 mins	(2 p/hr)
Gatwick	76 mins	(4 p/hr)
Oxford	23 mins	(5 p/hr)
Heathrow	56 mins	(4 p/hr)
Proposed Western Rail Link to Heathrow	28 mins	(4 p/hr)

ELIZABETH LINE ¹		
Slough	21 mins	12 mins
Hayes & Harlington	33 mins	29 mins
Heathrow	38 mins	-
Paddington	50 mins	24 mins
Bond Street	53 mins	32 mins*
Farringdon	58 mins	35 mins*
Liverpool Street	61 mins	39 mins*

*assumes 5 mins to change trains to Crossrail service

1 CROSSRAIL.CO.UK
2 NATIONALRAIL.CO.UK
3 THAMESVALLEYBERKSHIRE.CO.UK/WRATH
4 MAPS.GOOGLE.CO.UK

ROAD ⁴		
M4 (J11)	8 mins	3.5 miles
M4 (J10)	10 mins	5.5 miles
M4 (J12)	15 mins	5 miles
M3 (J3)	25 mins	16 miles
M25 (J15)	27 mins	24 miles
Heathrow	34 mins	28 miles
London	48 mins	40 miles
Gatwick	65 mins	56 miles



A DEVELOPMENT BY



RPLUSREADING.COM

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Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Designed by **siren** | +44 20 7478 8300 | sirendesign.co.uk | S09333 September 2018



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RG1 1PZ