



ADVANTAGE HOUSE

CASTLE STREET, READING RG1 7SN

HIGH QUALITY OFFICES WITH AN EXCEPTIONAL
TOWN CENTRE PARKING RATIO OF 1:426 SQ FT



ADVANTAGE HOUSE

Advantage House is a striking landmark building located in Reading's town centre. The building has been carefully designed to offer contemporary high quality, open-plan office space with exceptional parking.

SPECIFICATION

- On-site receptionist
- Impressive reception and business lounge
- Two passenger lifts
- Four pipe fan-coil air conditioning
- Raised access flooring
- LG7 lighting
- Excellent car parking ratio of 1:426 sq ft
- Male, female and disabled WC facilities
- Shower facilities
- EPC rating 'B'
- 'Excellent' BREEAM rating



Computer generated image



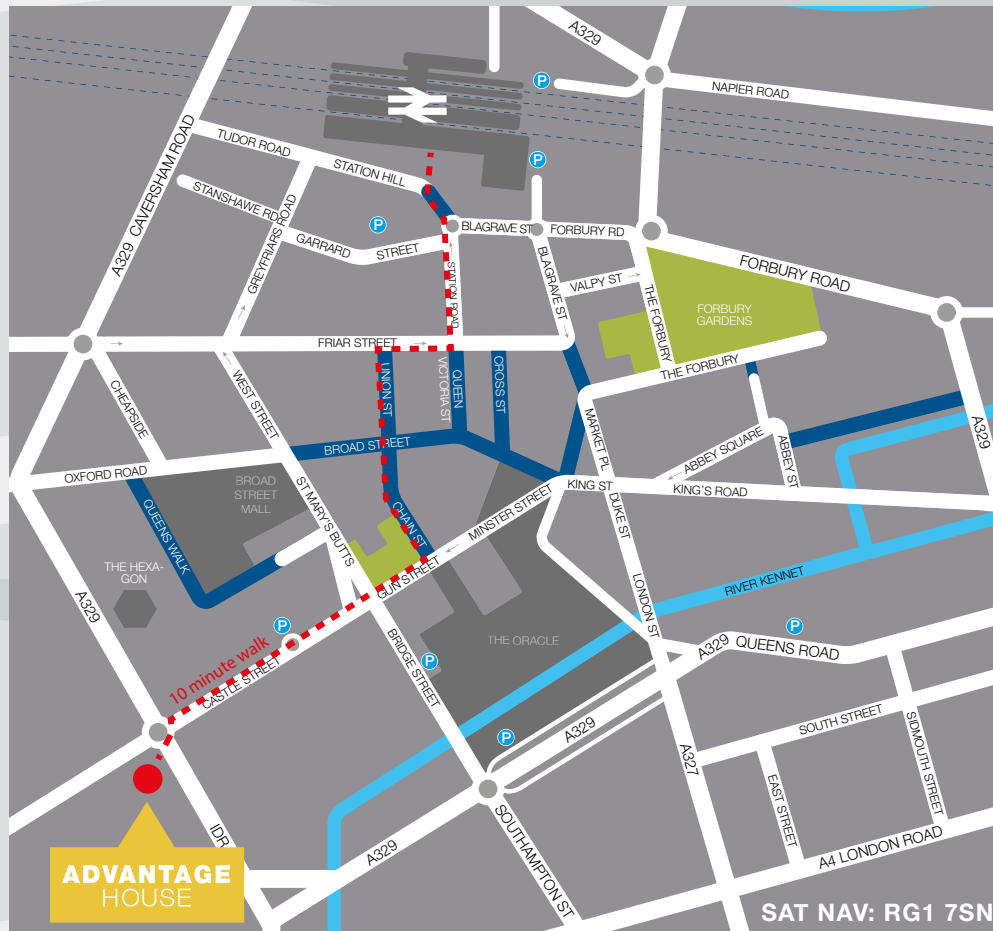
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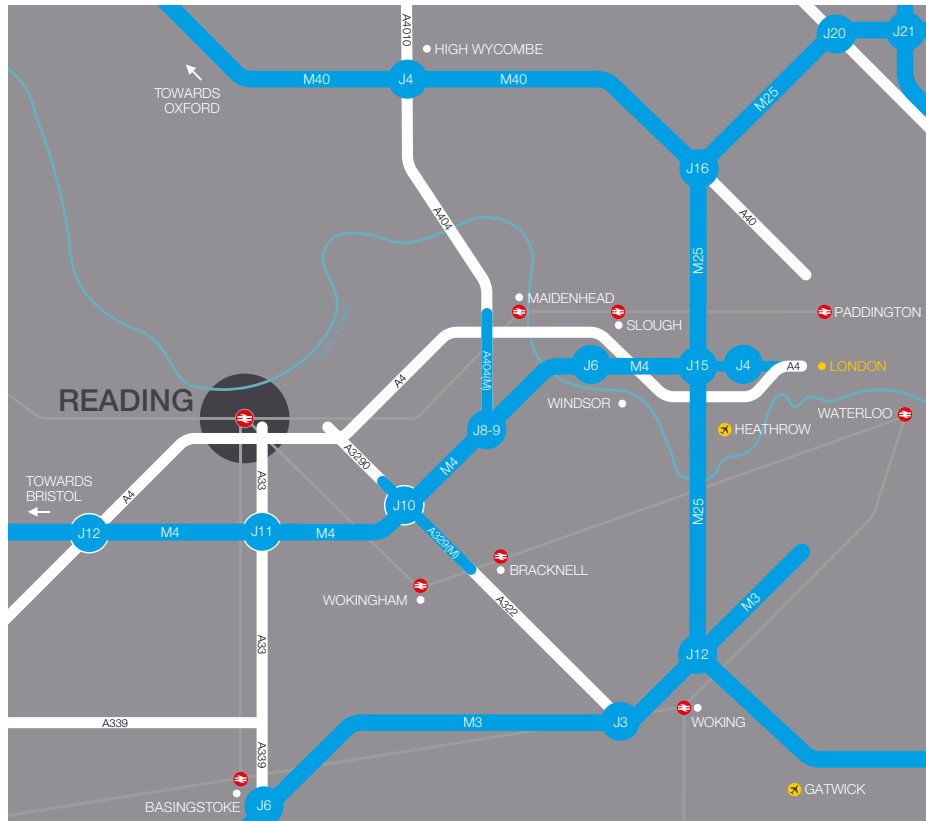
Reading is widely known as the 'capital of the Thames Valley' and is one of the most important commercial centres outside of London. The town is home to many major corporate occupiers, including Microsoft, SSE, Huawei and Prudential.

Advantage House is situated just 5 minutes' walk from the town centre's retail and leisure

facilities, including The Oracle shopping centre, John Lewis, cafés and bars, and entertainment venues, such as the Hexagon Theatre and Vue cinema.

J11 of the M4 motorway is just 3.3 miles away, accessed via the A33, and provides fast access to the motorway network.





COMMUNICATIONS

Reading's strategic location, in the heart of the UK's transport network and its proximity to Heathrow and London, is one of its major attractions. The town is the focal point for economic growth along the M4 motorway and is classed as one of the most vibrant urban centres in the UK.

By road

Reading benefits from excellent links to the national motorway network. The town centre is located approximately 2 miles to the north of the M4 motorway and can be accessed from three junctions (10, 11 and 12). The M4 provides quick access to the M25 motorway (Junction 15) and beyond.

London	38 miles
Oxford	20 miles
M25 (J15)	25 miles
M4 (J11)	3.3 miles

By train

Reading railway station 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.

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

Reading station is to form part of the Elizabeth Line from 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 also enhance the existing transport connections between Reading, Slough and Heathrow Airport, with regular 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

TERMS

Upon application.

VIEWING AND FURTHER INFORMATION

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