

# PHOENIX

READING

STATION HILL  
READING RG1 1NB

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THE RIGHT  
IMPRESSION







Left: Reception  
Below Left: View of the building  
from Reading Station  
Below: Exterior

Description

Phoenix is a high quality town centre office building totalling 52,000 sq ft, arranged over ground and five upper floors – featuring a newly refurbished double height reception.

The part first floor east is undergoing a comprehensive refurbishment to offer 4,156 sq ft of fully fitted workspace complete with workstations, meeting rooms and a kitchen breakout area.



**JUST 100M**  
FROM THE NEW  
READING STATION  
WITH ELIZABETH  
LINE CONNECTIONS  
TO LONDON.





# A HIGHER SPECIFICATION

HIGH-END FINISHES  
FOR THE MOST DISCERNING OCCUPIER.

Industry commentators state "Phoenix is Reading's most cycle friendly workspace"

Green Credentials



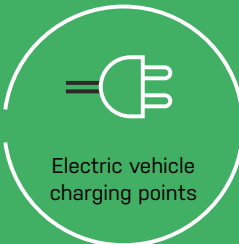
EPC - B



BREEAM  
Very Good



LED lighting



Electric vehicle  
charging points

New Facilities



Secure cycle  
storage



Showers, lockers  
and drying room

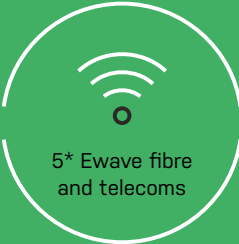


New reception  
facilities

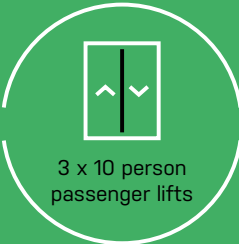


Building Management  
online portal

Specification



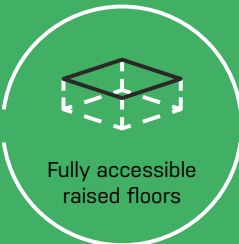
5\* Ewave fibre  
and telecoms



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  
Reception wayfinding  
Typical shower  
Secure cycle storage  
Way finding  
Car parking





MAKE  
YOUR MARK

READY FOR  
AN OCCUPIER  
TO MOVE IN  
RIGHT AWAY

Move in with ease

The fitted out floor, whilst retaining flexibility, features a contemporary and functional open plan kitchen, breakout areas, meeting rooms and a number of open plan desks in situ.

The space has been designed to enable occupiers to move into the space quickly without installation delays.



SPACE THAT  
WORKS



Accommodation

The part first floor east has been refurbished to a high standard, offering superb open plan office space.

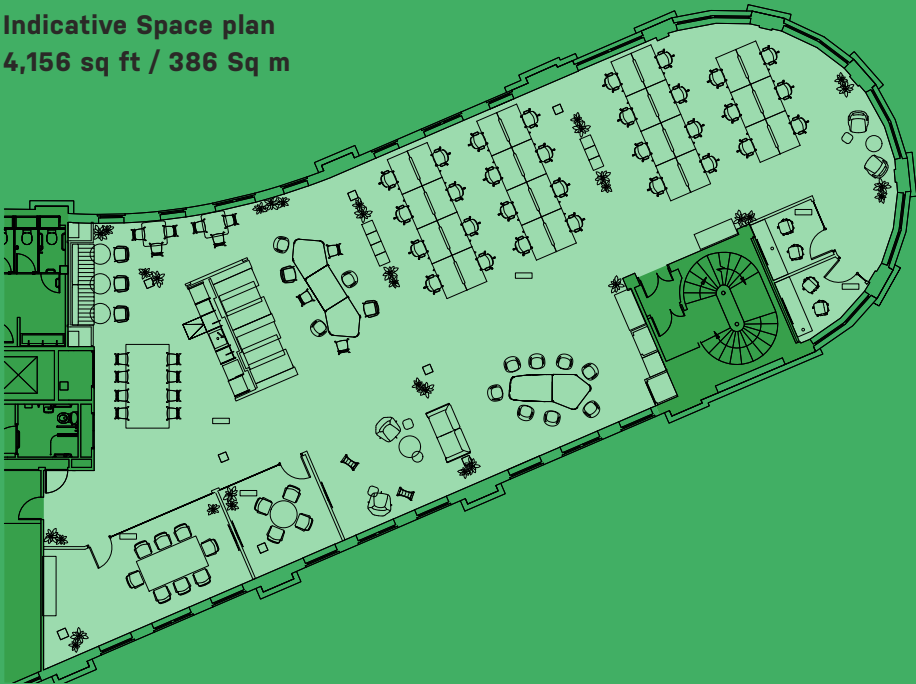
| FLOOR      | SQ M | SQ FT              |
|------------|------|--------------------|
| Fifth west |      | MarketCast         |
| Fifth east |      | Simpro             |
| Fourth     |      | Apex Group         |
| Third      |      | XPS Pensions Group |
| Second     |      | XPS Pensions Group |
| First west |      | Samsung            |
| First east | 386  | 4,156              |
| TOTAL      | 386  | 4,156              |

\*Measurements are IPMS3.



1ST FLOOR EAST

Indicative Space plan  
4,156 sq ft / 386 Sq m



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

|                       |    |
|-----------------------|----|
| Workstations          | 30 |
| Agile workstations    | 26 |
| 4 person meeting room | 1  |
| 8 person meeting room | 1  |
| 4 person booths       | 2  |
| Collaboration space   | 1  |
| Touchdown area        | 1  |
| Phone booths          | 2  |
| Kitchen / breakout    | 1  |

Total occupancy 56  
Occupancy ratio 1:7 Sq M

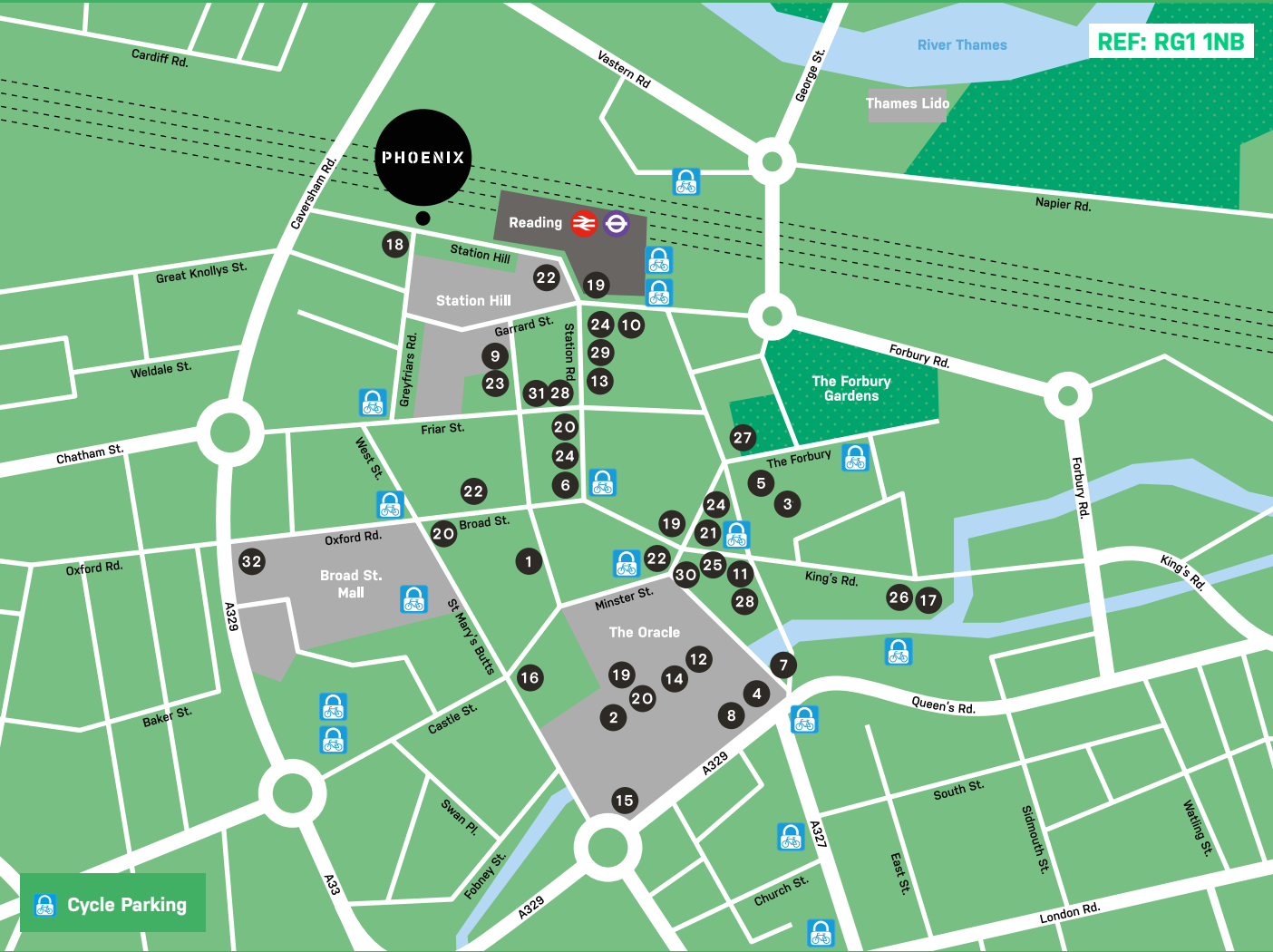


PHOENIX



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

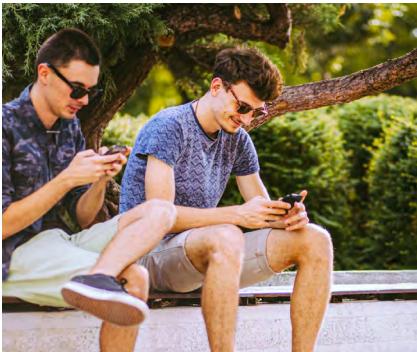


# STATION HILL DEVELOPMENT

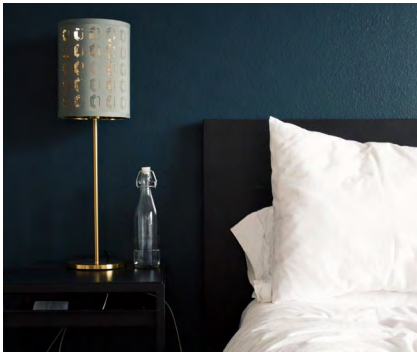
A 2 ACRE THRIVING  
PUBLIC REALM FOR  
BUSINESS & LEISURE



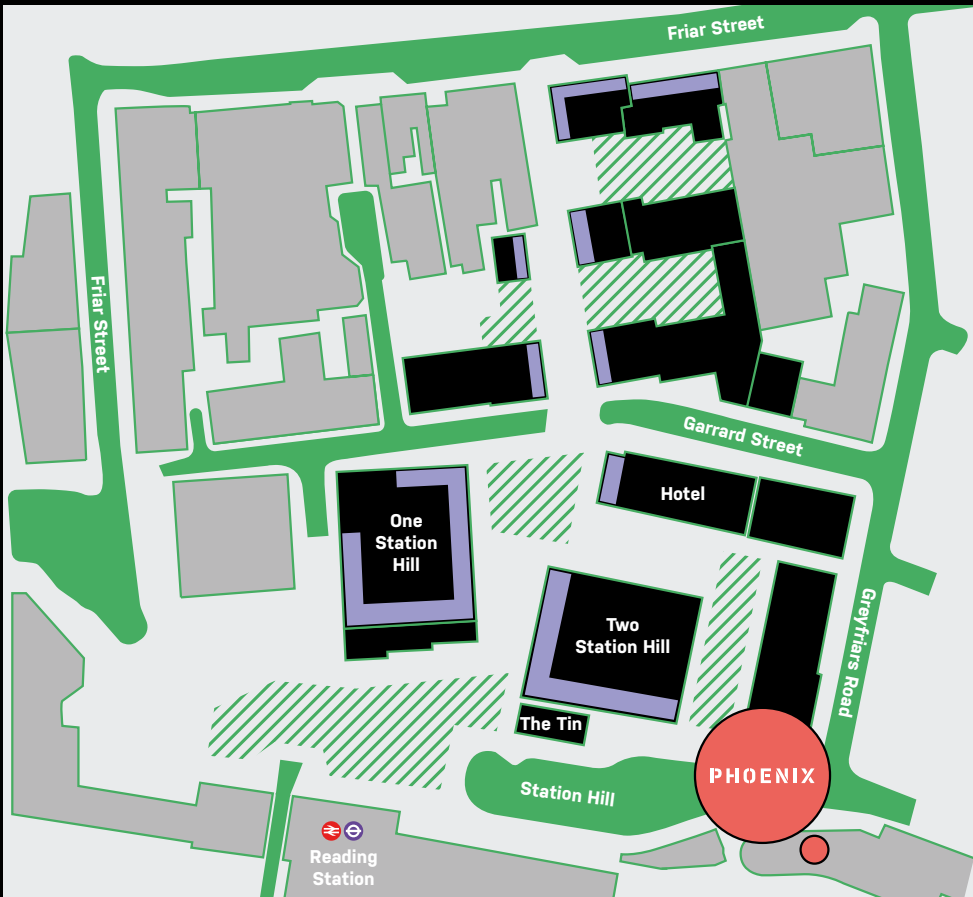
95,000 SQ FT OF NEW RETAIL,  
LEISURE AND F&B SPACE.



TWO ACRES OF LANDSCAPED  
AND MANAGED PUBLIC SPACE.



A BRAND NEW HOTEL AND  
1,300 NEW HOMES.



## SITE PLAN PHASES 1&2 COMPLETION AUTUMN 2024

- Buildings
- Retail / Leisure
- Roads
- Parks / Landscaping

NORTH  
Site Plan for indicative purposes only.  
Not to scale.





# 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\*\*

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



13  
OF THE  
WORLD'S TOP  
30 BRANDS  
ARE HERE

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



Local Occupiers



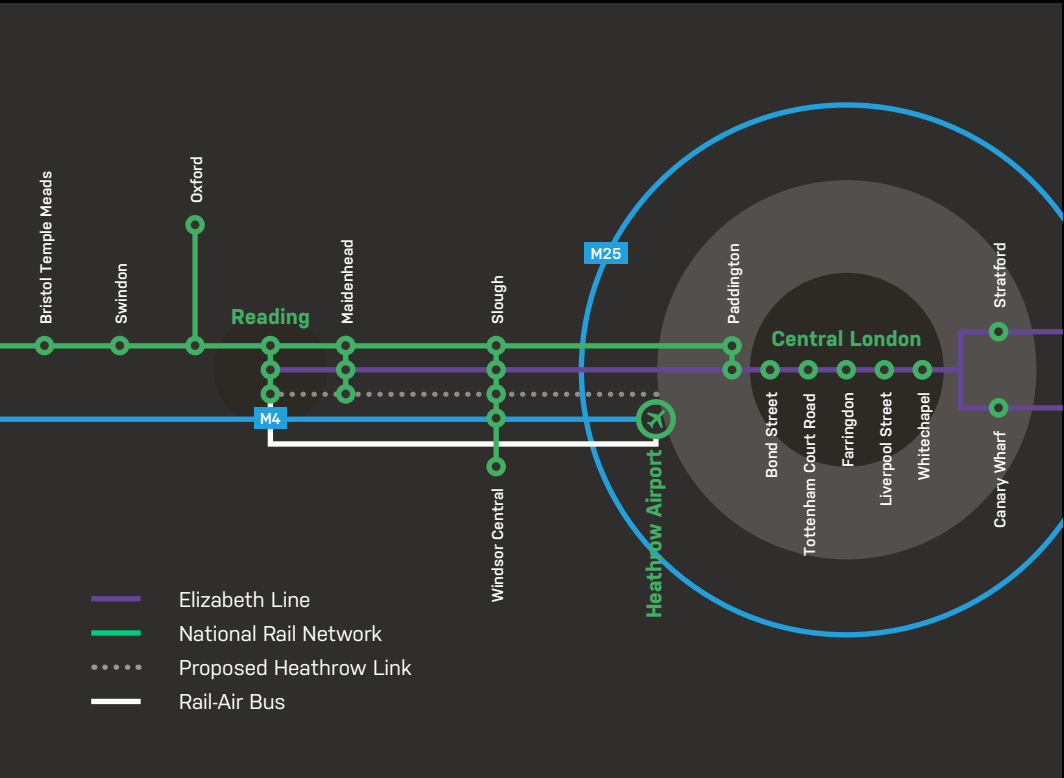




By Road

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.

01  
minute walk

Reading

27  
minutes

Paddington

30\*

minutes

Bond St

37\*

minutes

Farringdon

39\*

minutes

Liverpool St

46\*

minutes

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

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## CONTACT

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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. May 2024.

Designed by **Cre8te** – 020 3468 5760 – **cre8te.london**

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