

FOOD & BEVERAGE, RETAIL AND LEISURE OPPORTUNITIES

A mixed use development of
625,000 sq ft office space with
95,000 sq ft of lifestyle-led retail
& leisure with 1,300 new homes

STATION HILL
READING

Station Hill.

Retail, Leisure and F&B

95,000 SQ FT (8,825 SQ M)

Work space

625,000 SQ FT (58,065 SQ M)

Homes

1,300 RESIDENTIAL UNITS

Curated public space

2 ACRES



STATION HILL
READING



STATION HILL
READING

READING
STATION



Residential

TWO STATION
HILL
Office

Residential

Residential

notes
COFFEE ROASTERS & BAR

かわい
KAWAII

fifteen

FLIGHT CLUB
SOCIAL DARTS

GOLF Rooms

Ebb&Flow

AVAILABLE
F01

AVAILABLE
E05 E06

ANGELO'S

COFFEE CO
1650

Ebb&Flow

S
SIREN
CRAFT BEW

STATION HILL
READING

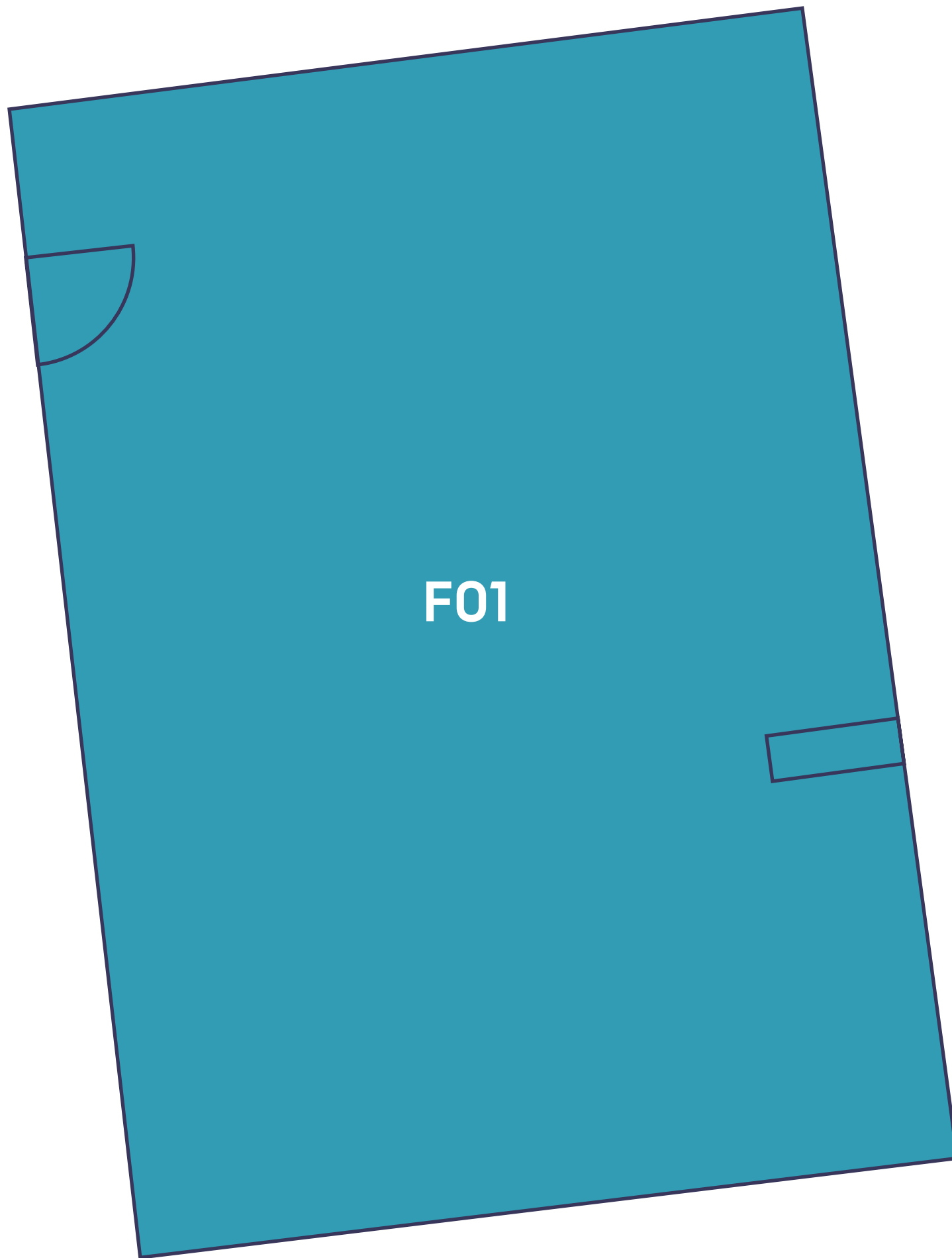
Block E E05–E06

Class E – retail / café
Ground floor only: 1,490 sq ft
External seating available



Block F F01

Class E – retail / f&b
Ground floor only: 718 sq ft
External seating available





HOTELS

- 01 The Forbury
- 02 Ibis Hotel
- 03 Malmaison

LEISURE

- 04 Harris Shopping Arcade
- 05 The Hexagon Theatre
- 06 The Oracle Shopping Centre
- 07 Street Food Market
- 08 Vue Cinema

OUTSIDE SPACES

- 09 Abbey Ruins
- 10 Christchurch Meadows
- 11 Forbury Gardens
- 12 Kings Meadow

FITNESS

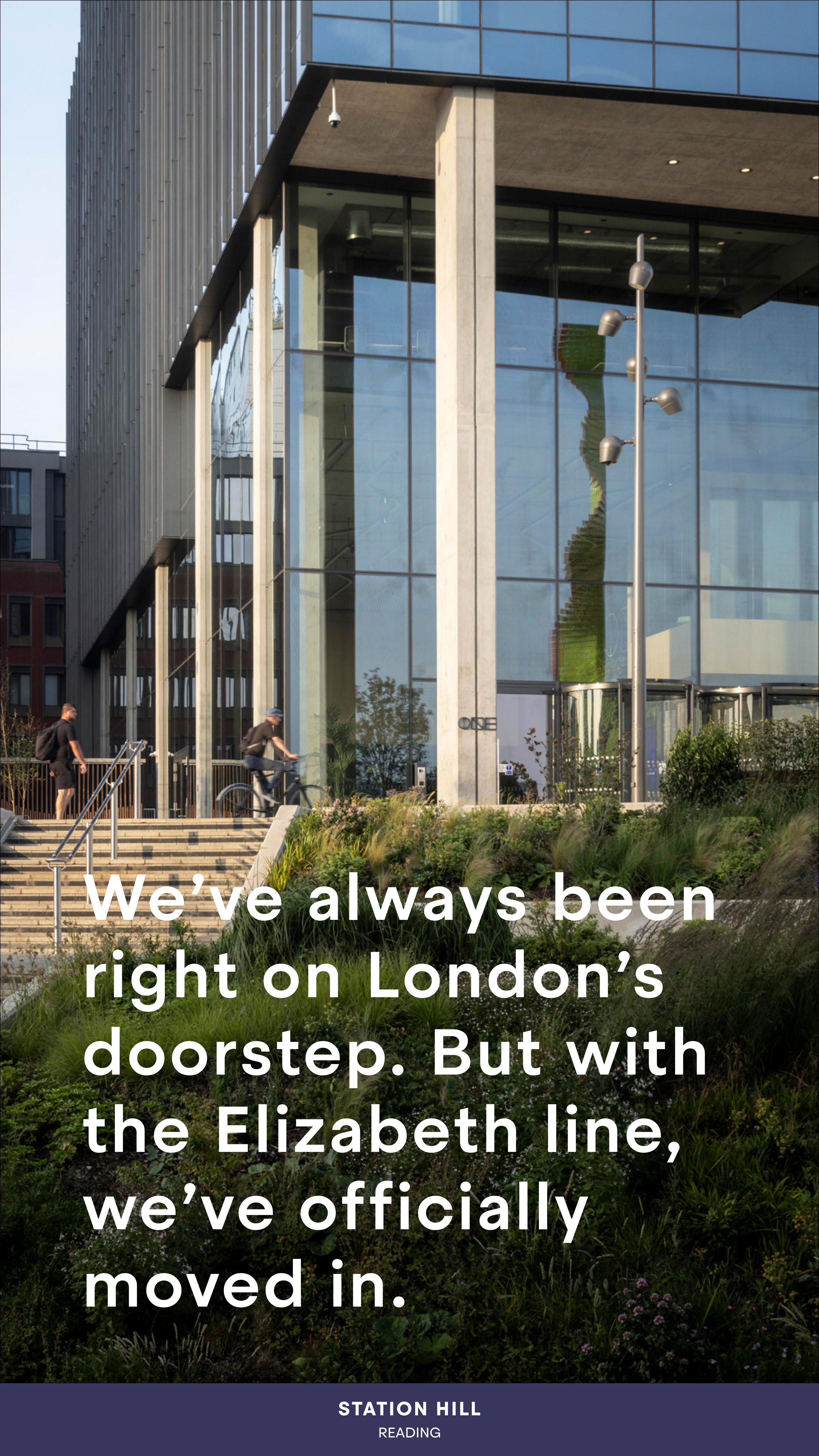
- 13 Buzz Gym
- 14 F45 Gym
- 15 Thames Lido

BARS & RESTAURANTS

- 01 Blue Collar Food
- 02 Browns Brasserie
- 03 Cerise
- 04 The Cosy Club
- 05 Las Iguanas
- 06 Lola Lo
- 07 London Street Brasserie
- 08 Marugame Udon
- 09 Miller & Carter
- 10 Oakford Social Club
- 11 Osaka
- 12 Pepe Sale
- 13 Royal Tandoori
- 14 Spinners
- 15 The Cocktail Club
- 16 Three Guineas

COFFEE SHOPS / CAFÉS

- 17 C.U.P.
- 18 Lincoln Coffee House
- 19 Nibsy's
- 20 Picnic Foods
- 21 Shed
- 22 Whittington's Tea Barge

A photograph of a modern building with a glass facade and a landscaped foreground. The building has a prominent glass entrance area supported by vertical columns. In the foreground, there is a landscaped area with various plants and a set of stairs. A person is walking up the stairs, and another person is riding a bicycle. The text is overlaid on the lower half of the image.

**We've always been
right on London's
doorstep. But with
the Elizabeth line,
we've officially
moved in.**

STATION HILL
READING



FURTHER INFORMATION



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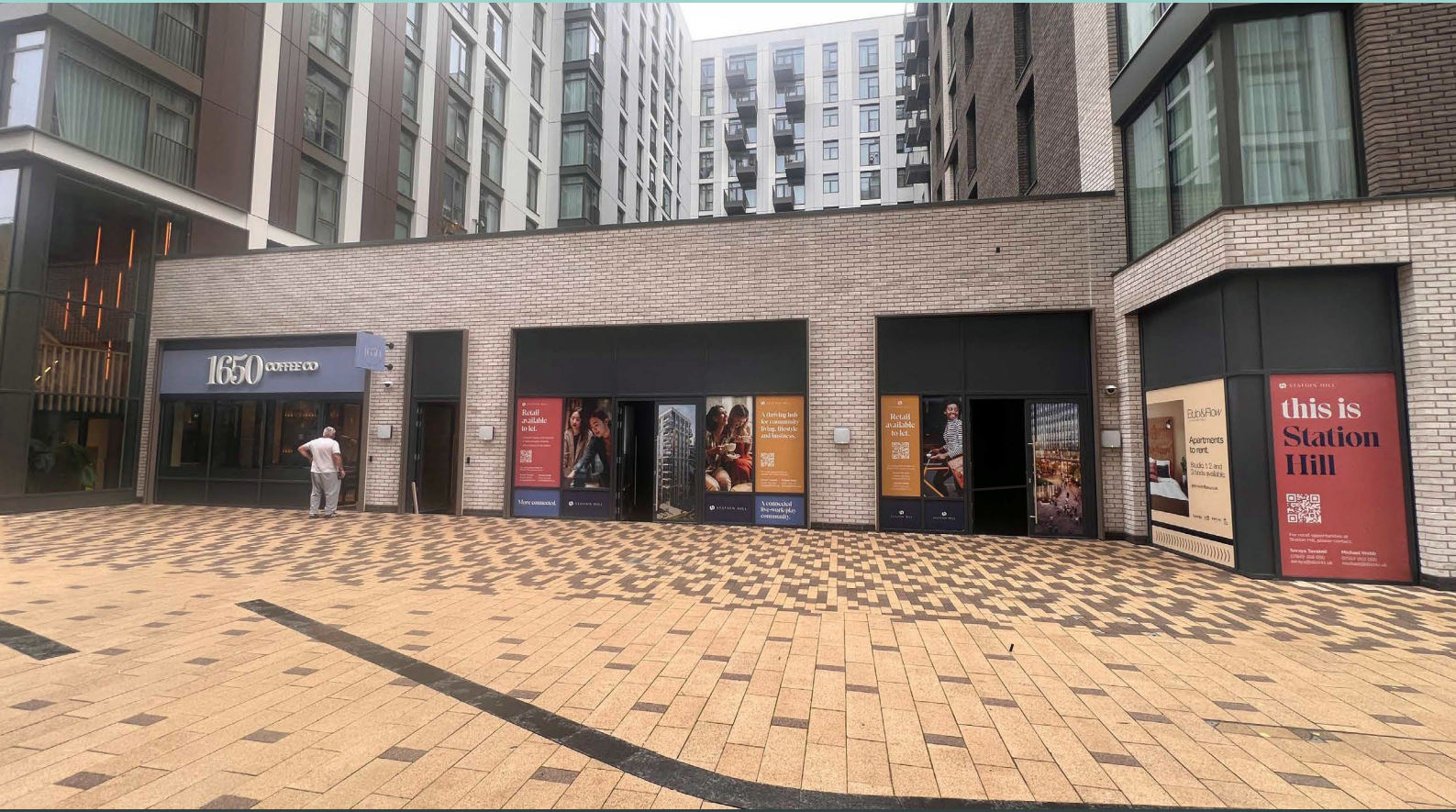
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Designed by Siren. S013003. sirendesign.co.uk

STATION HILL

READING



To Let

E05, E06 & F01 Station Hill Square, Reading

AVAILABILITY:

	E05	E06	F01
SIZE	624 sq ft	710 sq ft	721 sq ft
Rent - p.a. exclusive	£21,840	£24,850	£25,235
Service charge - p.a.	£778	£885	£899
Insurance - p.a.	£71	£81	£82
Est. Rates payable - p.a.	£10,920	£12,425	£12,618
Occupational costs - p.a. excl.	£33,609	£38,241	£38,834

For more information, please contact Hicks Baker

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