

**ABBEY WHARF**





# join our club

Up to 23,000 sq ft of refurbished, reinvigorated and redefined workspace that provides the ultimate facilities for the discerning occupier.



Unique  
riverside  
setting



New cycle  
storage &  
drying room



23 car parking  
spaces & electric  
charging



Concierge  
reception with wifi  
and coffee station



New landscaped  
terrace with  
table tennis



Shower and  
changing  
facilities



# wharf life

Abbey Wharf is uniquely positioned on the waterfront in Reading town centre, at the heart of the creative community.



**The workspace and  
terraces offer a fresh  
approach to work life.**







Indicative CGI - Communal area



Indicative CGI - External



Indicative CGI - Reception



Indicative CGI - External





New air conditioning system



Newly landscaped terrace with break-out areas



New showers and locker facilities



PIR LED lighting



Towel service and hair dryers



Informal meeting areas



Full access raised floors



2 x Passenger lifts



EPC rating B



Contemporary hybrid and exposed ceilings



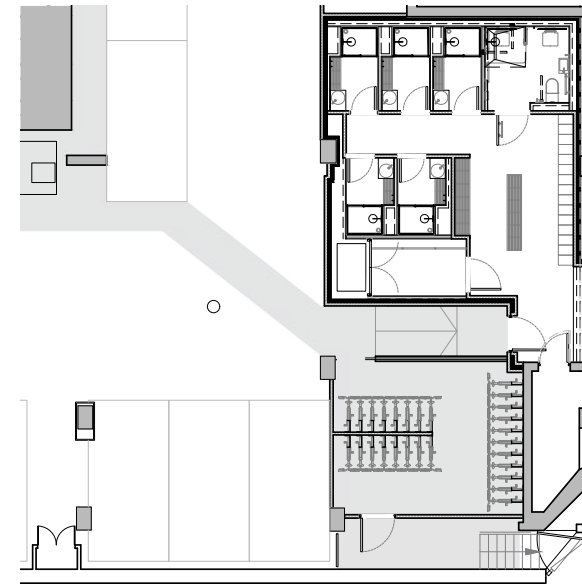
New cycle storage & drying room



Redesigned reception / business lounge



Indicative CGI - Shower and locker facilities



Cycle store and shower room layout

# club style

The building has been transformed into an exciting place to work. The aspirational reception and business lounge presents an inviting club feel and offers a lasting first impression for any business.



Indicative CGI - Tenant Fit Out



Indicative CGI - Tenant Fit Out



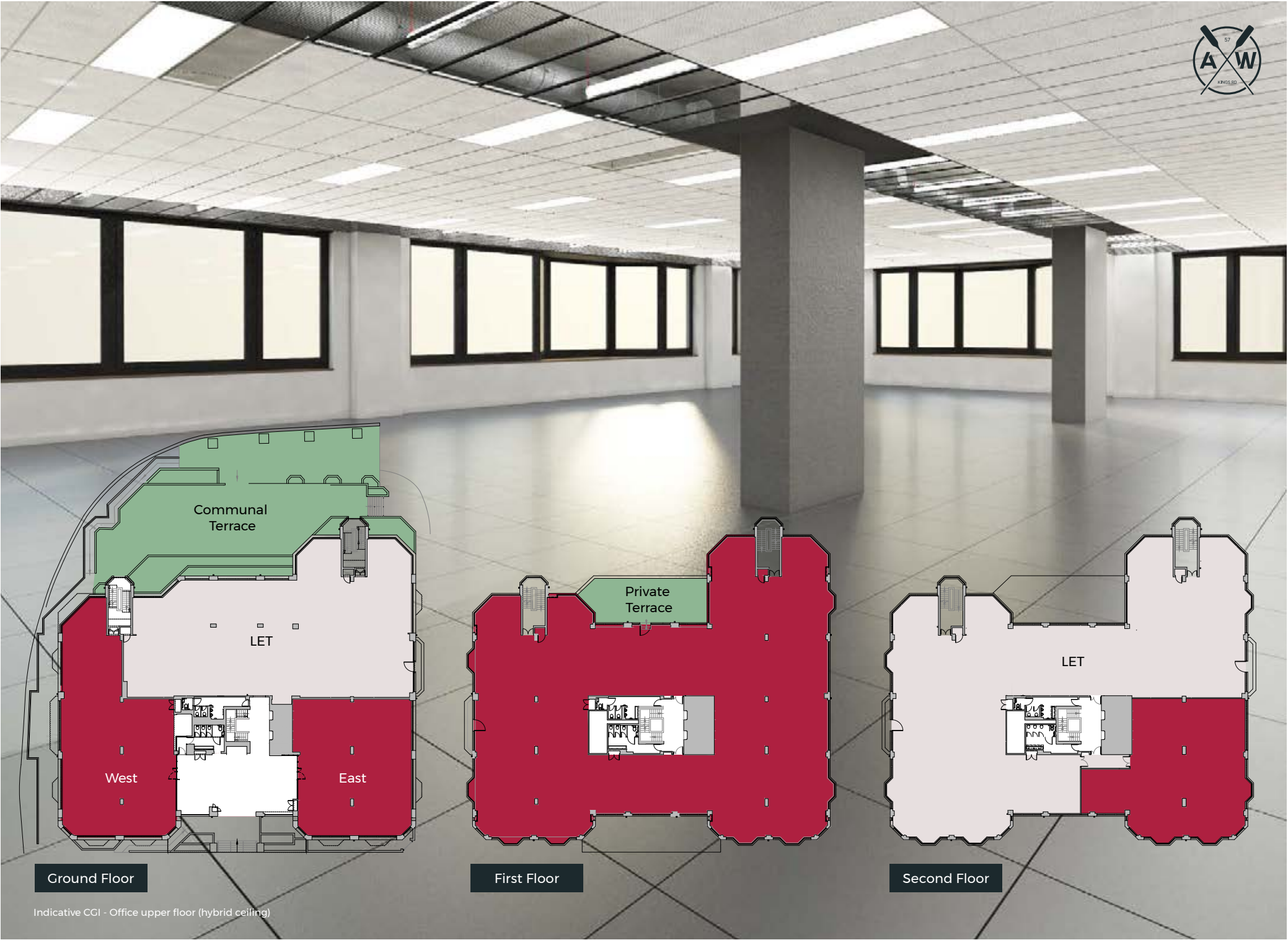
# 1<sup>st</sup> hybrid raft ceiling

Be the first to benefit from Reading town centre's only hybrid ceiling or opt for the popular fully exposed services. Abbey Wharf offers a space to suit you, with flexible high quality, open plan accommodation from 2,879 sq ft to 22,956 sq ft.

	sq ft	sq m
Part Second Floor	3,177	295.2
First Floor	13,000	1,207.7
First Floor Terrace	861	79.9
Part Ground Floor (West)	3,900	363.3
Part Ground Floor (East)	2,879	267.5
Total	22,956	2,132.7

23 car parking spaces at a ratio of 1:1,000 sq ft

All space subject to IMPS 3 measurement on completion of refurbishment.








## community

**conciERGE**  
**reception**

amenity  
rich

**activity  
based  
working**

**mind  
matters**

## millennials

wellness

**work / life  
balance**

Indicative CGI



# the ceo

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Laura lives in Newbury and drives most days and parks in the **secure underground car park**, arriving just in time for her call with her colleagues in Singapore. Laura is an ambassador of **happy workers** having increased productivity, Reading is an ideal place for the business. She is often having team events organised including escape rooms, **paddle boarding** and go-karting.



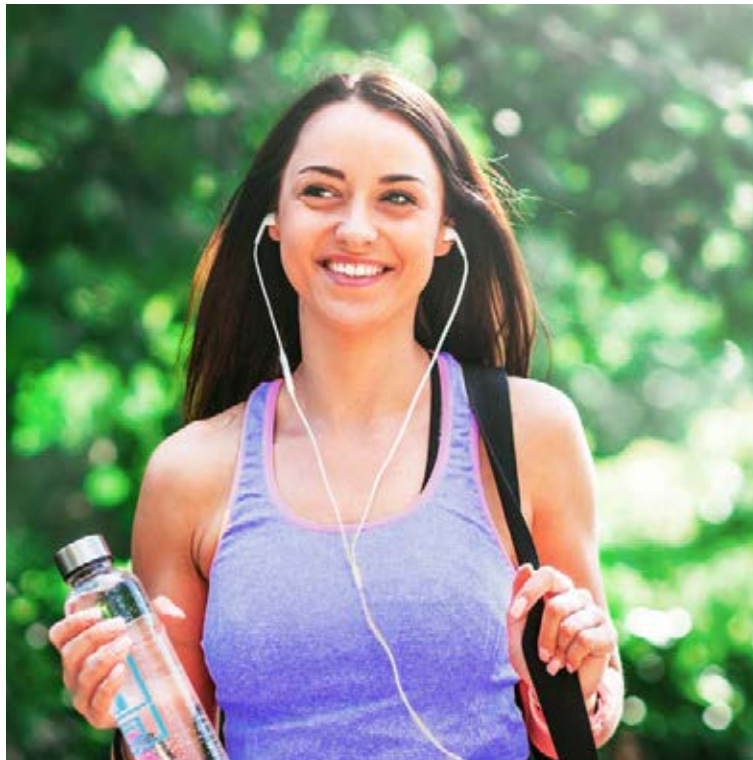
# the graduate

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Andrew graduated from **Reading University** last year and decided to stay and work in Reading. He lives in Early where his rent is **50% cheaper** than his friends who moved to London. He **cycles to work** every day which takes him 20 minutes and then he is able to shower and change before going upstairs to the office.



\*The characters on this page are fictional.



Sarah lives in West London and gets the 8.06 **train to Reading** arriving in at 8.31. Sarah is a member of **Buzz Gym** in Reading, opposite the building, and it is so much more **affordable** than the gyms close to her house in London. Most lunchtimes she is working out and she loves the **Spin classes**.

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# the londoner



David lives in Sonning and most days commutes at least one of his days to work by **kayak**. He will leave his house at 7.30am and arrive at the building an hour later before jumping in the **newly refurbished showers**. If he needs to, David can always leave the kayak at the building and **take the bus** which takes him 24 minutes.

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# the river lover



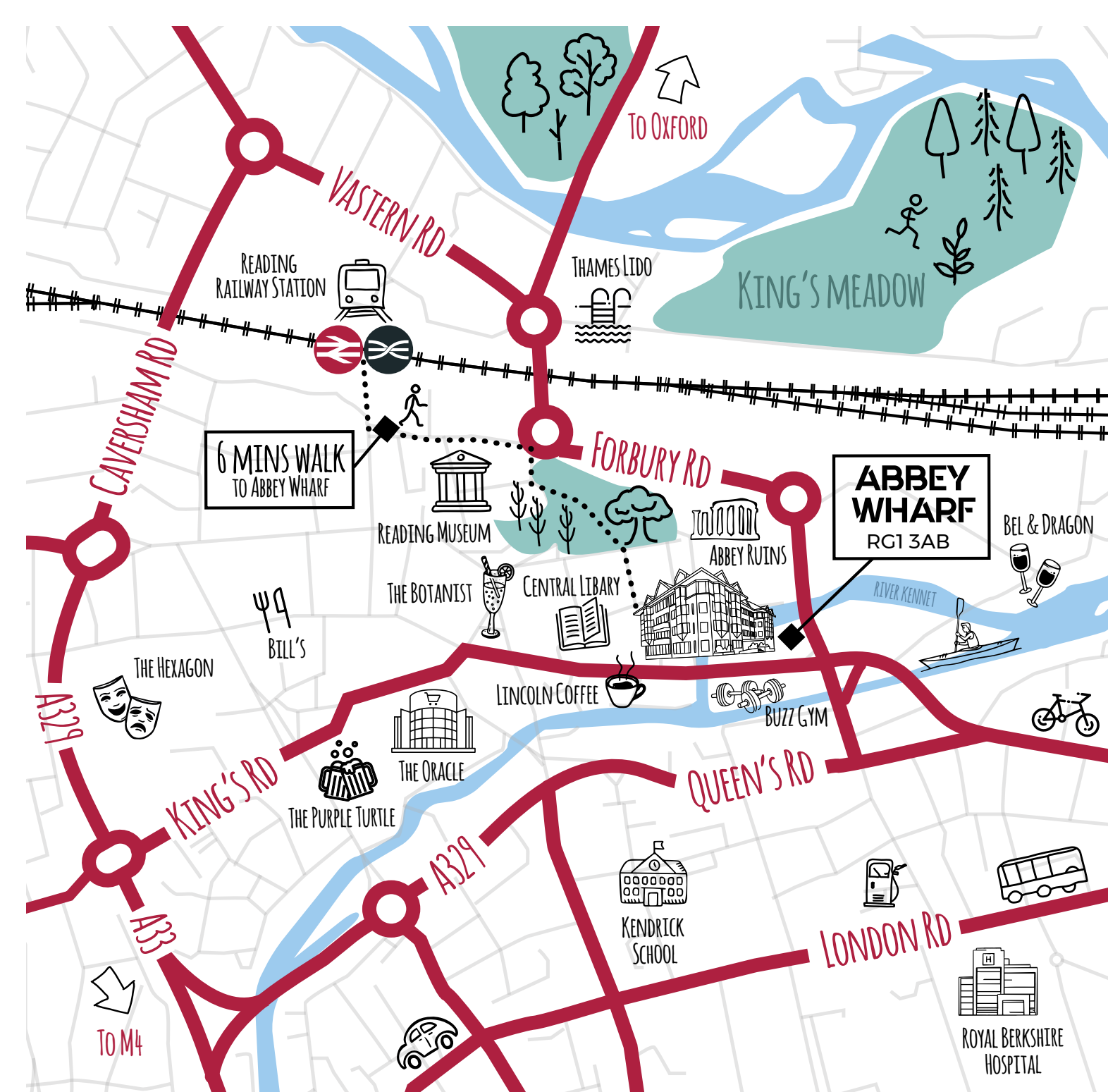


# place to play

Abbey Wharf is located on the new and vibrant King's Road lined with an abundance of amenities and only a 6 minute walk to Reading Station.



**HONEST**





# talent & travel

Perfectly positioned in the thriving town of Reading, only 25 minutes by rail from London, its proximity to Heathrow, and excellent connectivity to all points north, south, east and west. Reading is a smart choice for any business.



The infographic consists of six statistics arranged in a 2x3 grid. Each statistic is represented by a large number with a rank indicator (nd, th, or %) in red, followed by a horizontal line and a descriptive text in bold black font.

2 <sup>nd</sup>	28%	13
most prosperous city in the UK	of the population are graduates	of the world's top 30 brands
2 <sup>nd</sup>	5 <sup>th</sup>	2 <sup>nd</sup>
in PWC Good Growth For Cities (2016)	highest start up rate in the UK	highest average weekly earnings in the UK

## 6 mins walk to Reading Station



## drive

ROAD DISTANCES	MILES
M4 (J11)	3.5
Bracknell	12
Basingstoke	17
Maidenhead	19
Oxford	26
Heathrow	27
Central London	44

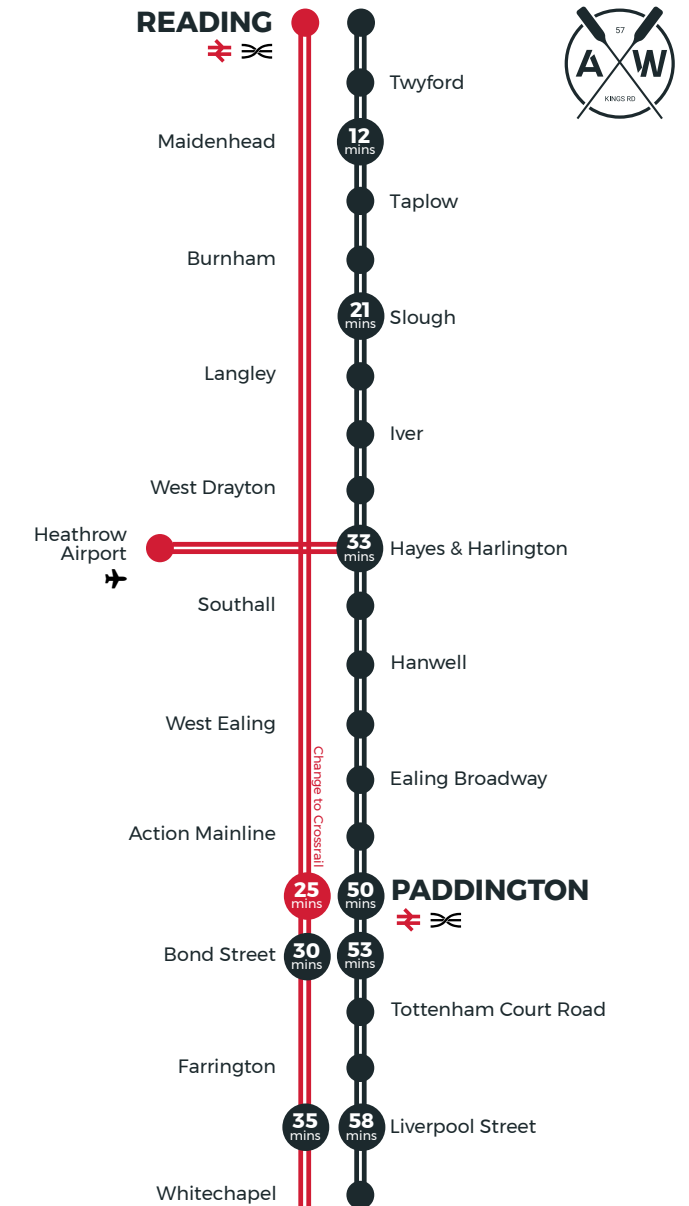
**rail**

TRAIN TIMES	MINS
Paddington	24
Bond Street	32
Liverpool Street	39
Canary Wharf	46

**paddle**

KAYAK TIMES	*MILES	MINS
Bel & Dragon Pub	0.3	5
The Oracle	0.5	7.5
Sonning Lock	4.0	60

\*Estimated journey times



The travel times combine National Rail to London Paddington and Elizabeth Line connections.







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Abbey Wharf Reading



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. OCTOBER 2019.  
All images are for indicative purposes and details may vary.