



**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
- 

BREEAM EXCELLENT
- 

BUSINESS LOUNGE & CONCIERGE  
STYLE RECEPTION
- 

DIRECTLY OPPOSITE
- 

TERRACES TO RELAX, MEET AND CREATE
- 

SECURE ON-SITE CAR AND BICYCLE PARKING
- 

ELECTRIC CAR CHARGING POINTS
- 

BARRIER CONTROLLED ACCESS IN RECEPTION
- 

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

LED LIGHTING & SOLAR ROOF PANELS
- 

EPC A AS GOOD AS IT GETS
- 

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

NEW BUILD AND COLUMN LIGHT
- 

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

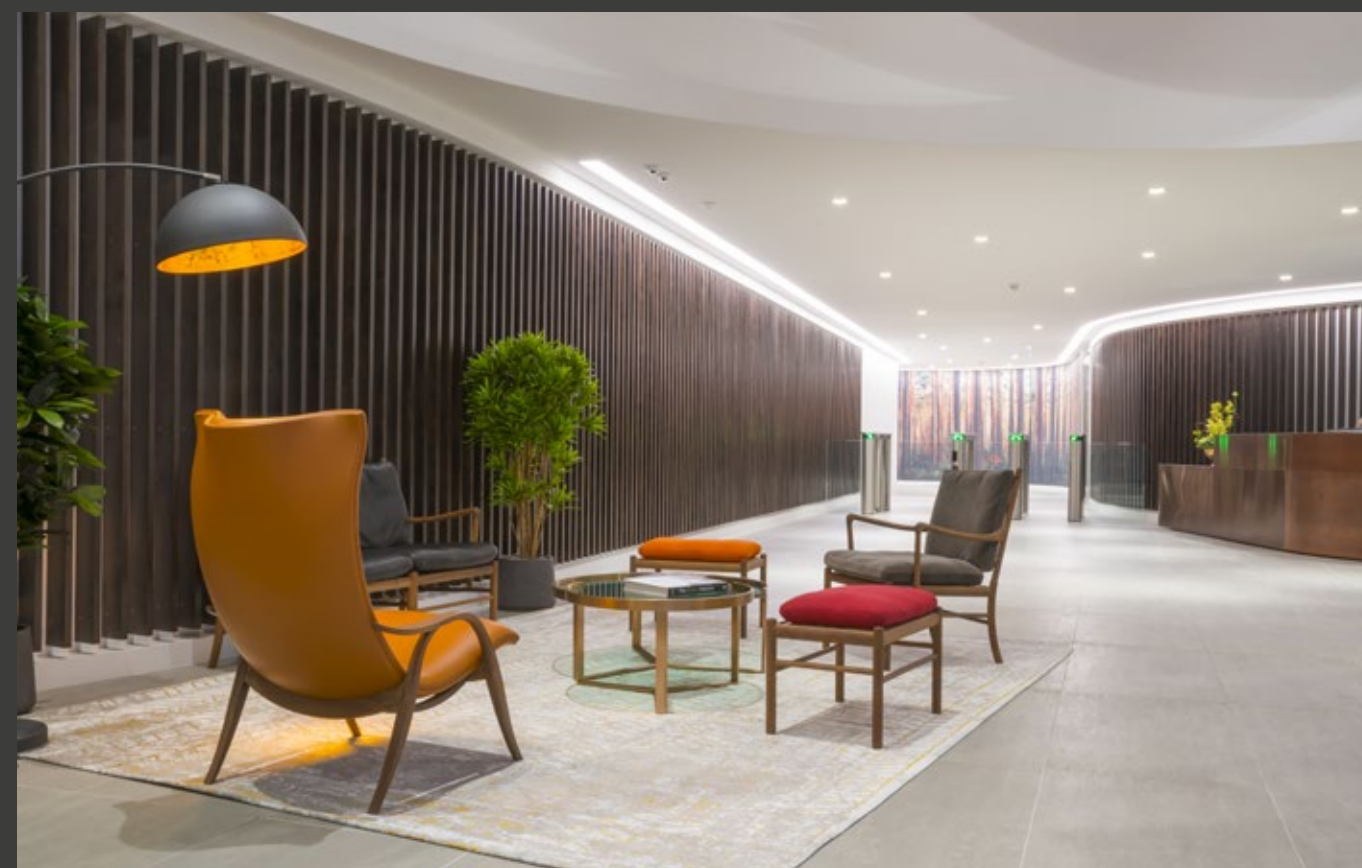


+ IMPRESSIVE

# + 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

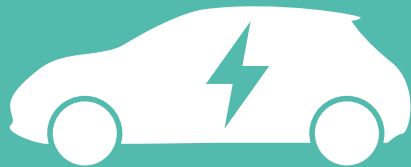
+ R+ was designed with lifestyle, well-being and sustainability at the forefront, and boasts the best office EPC rating in Reading. This efficiency, combined with the other green features, such as the roof mounted solar panels, help to keep energy costs lower.



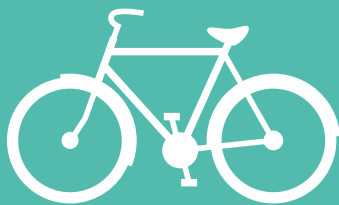
**EPC A**  
'A 20' RATING



**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

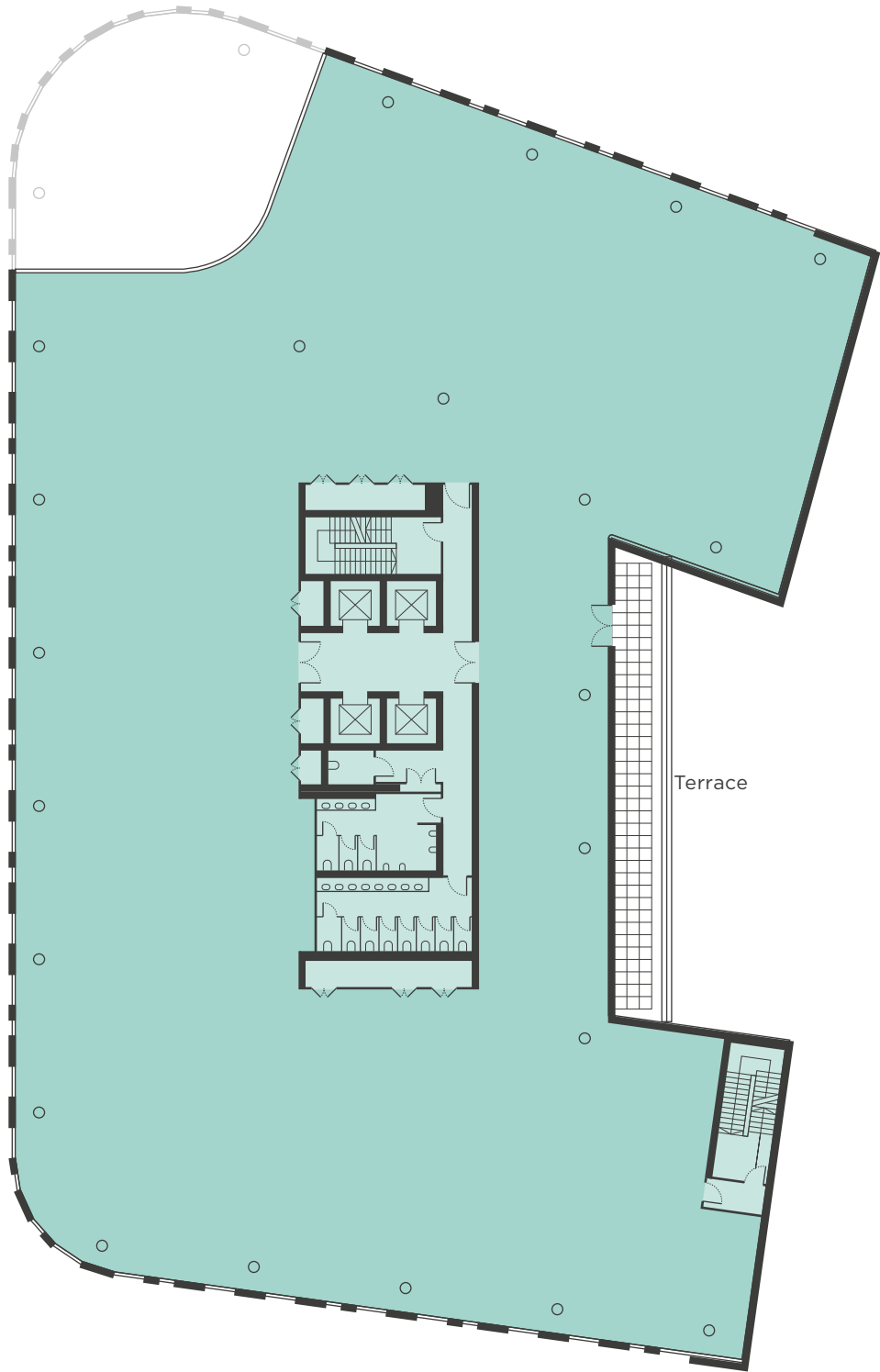






FIRST FLOOR

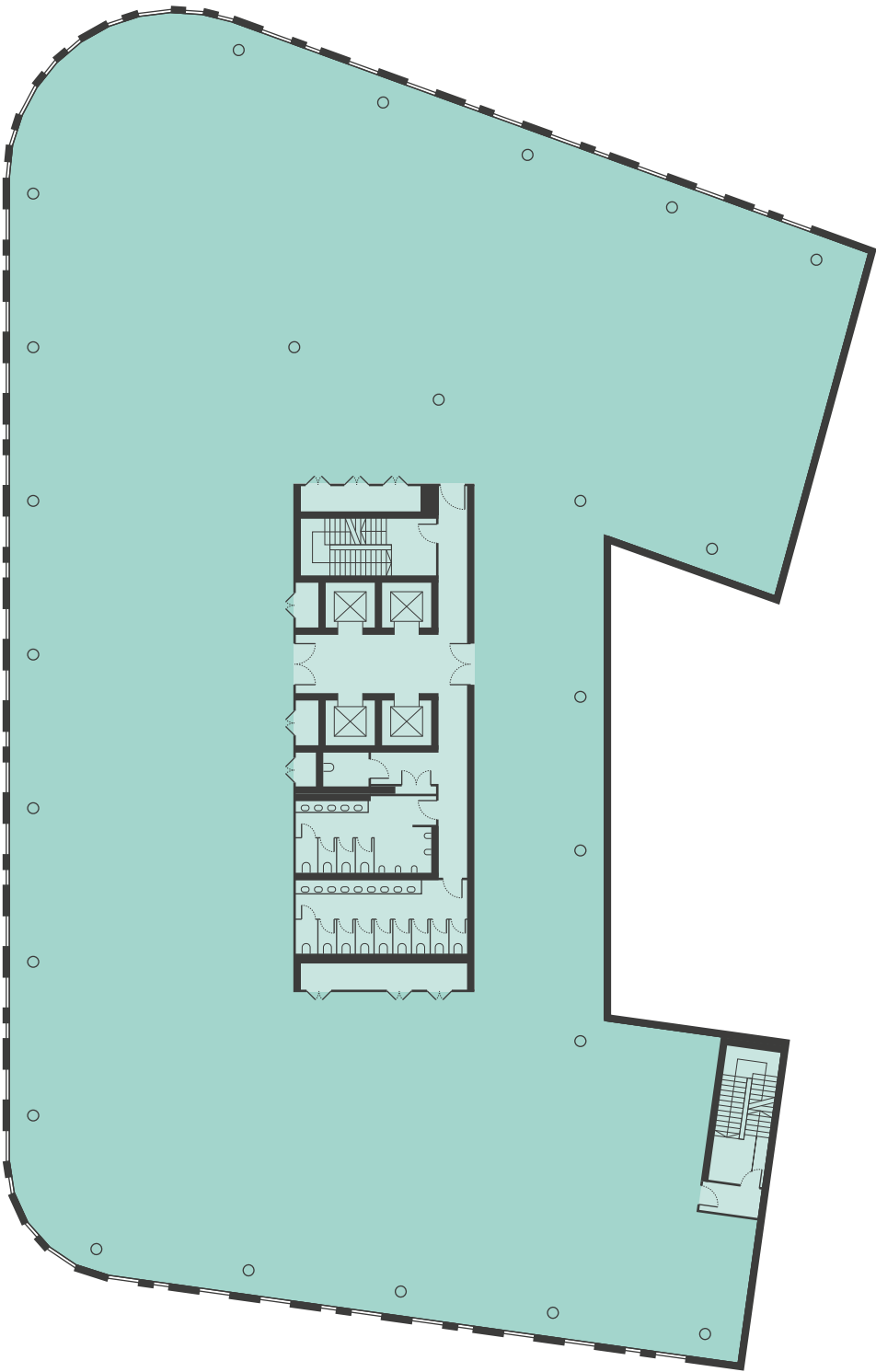
OFFICE  
18,018 SQ FT / 1,674 SQ M  
TERRACES  
558 SQ FT / 52 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

THIRD FLOOR

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



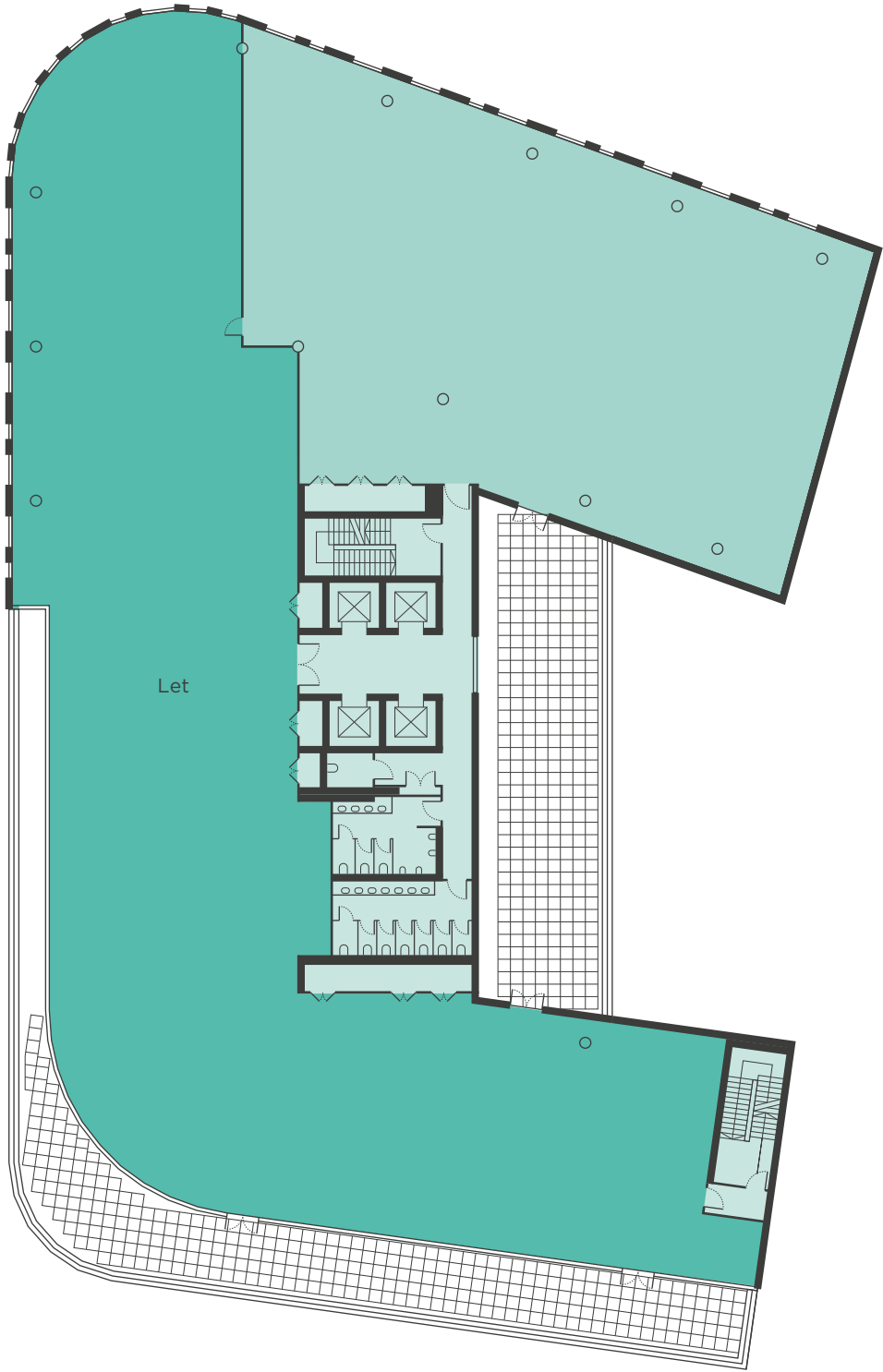
FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY





**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

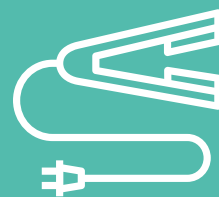


FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY





# DAWN + JAMES



+ 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.





# + 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

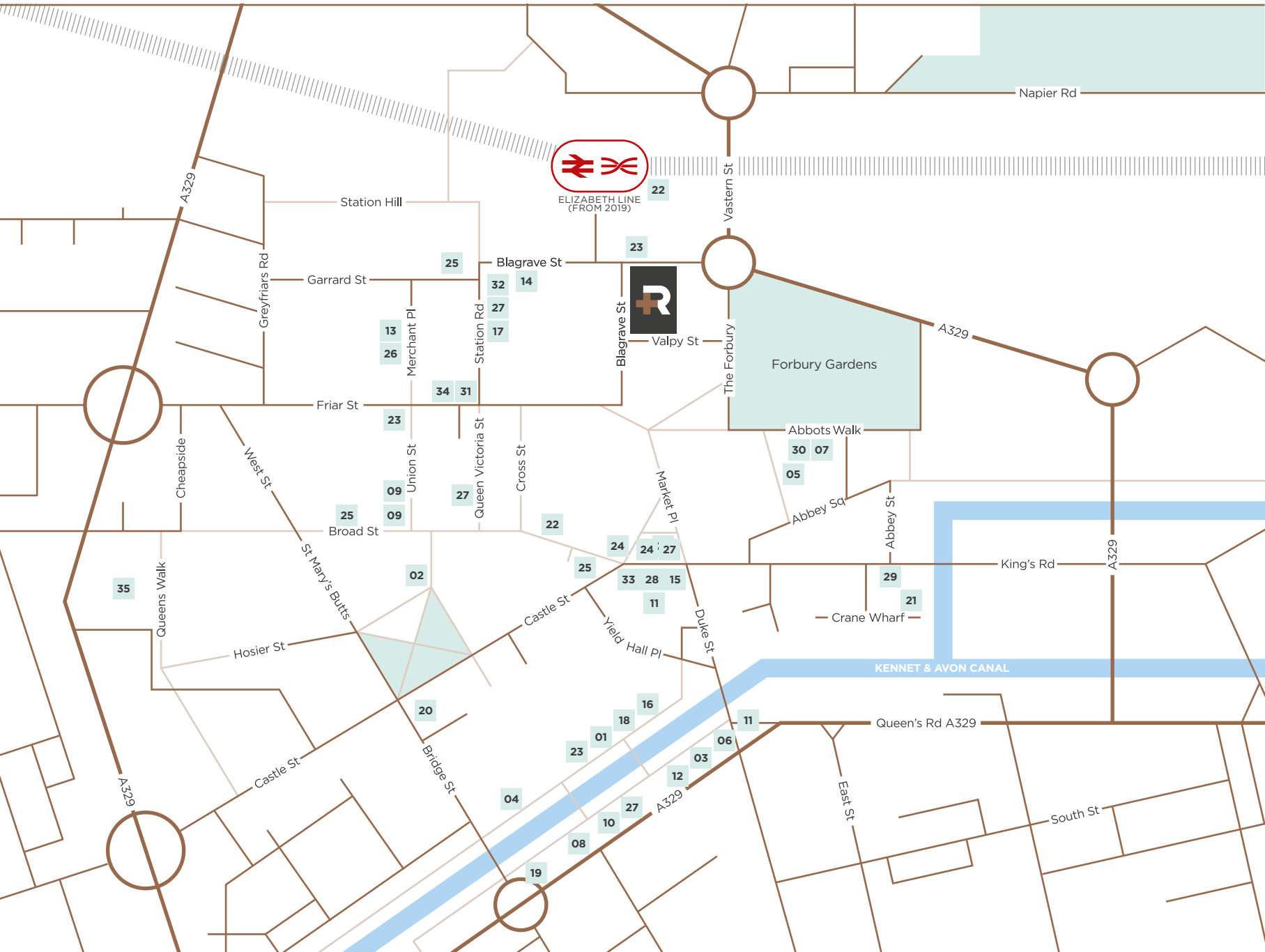
 KPMG

 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.

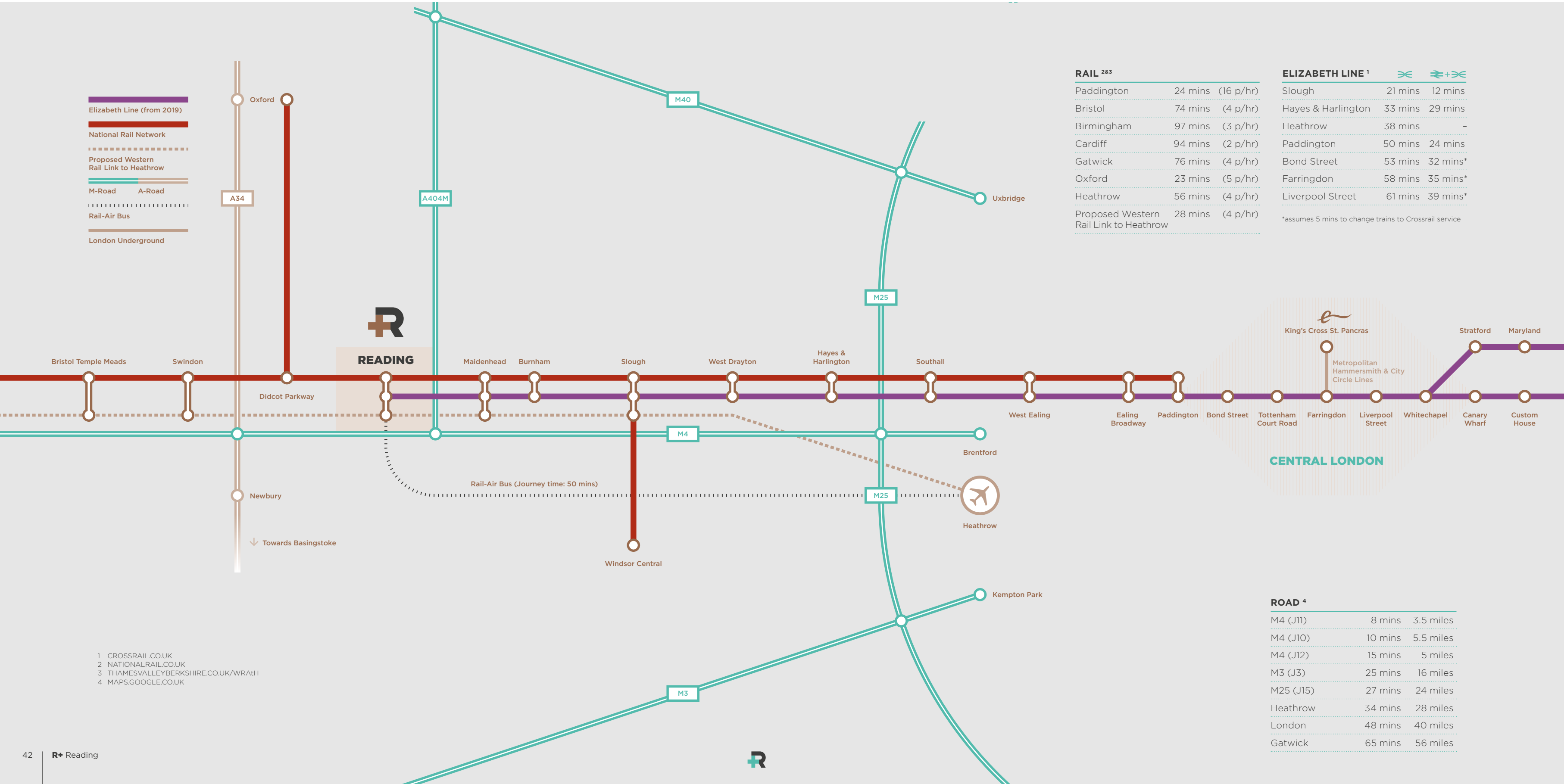
**24 MINS**  
to London  
Paddington  
Station

**16 TRAINS**  
per hour to  
Paddington  
(peak time)





# + CONNECTED



RAIL <sup>2&amp;3</sup>		
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 <sup>1</sup>		
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 <sup>4</sup>		
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](http://RPLUSREADING.COM)

SAT NAV: RG1 1AZ

ALL ENQUIRIES



**TOM MELLOWS**  
tmellows@savills.com  
020 7409 8964

**ROB PEARSON**  
rpearson@savills.com  
020 7299 3093



**RICHARD HARDING**  
richardharding@brayfoxsmith.com  
020 3362 4349

**JAMES SHILLABEER**  
jameshillabeer@brayfoxsmith.com  
020 3362 4351



**TOM FLETCHER**  
tfletcher@lsh.co.uk  
0118 960 6914

**JAMES MOORE**  
jamoore@lsh.co.uk  
0118 960 6916

**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 | siredesign.co.uk | S09333 September 2018





READING  
RG1 1PZ