

R+

Blagrove Street, Reading, Berkshire, RG1 1AZ



Key Highlights

- 5,719 to 43,317 sq ft
- Grade A specification
- Directly opposite Reading station
- A headquarters office building of 101,000 sq ft (9,400 sq m)
- Large floor plates of up to 19,257 sq ft (1,789 sq m)
- Roof terraces with wild flower gardens

Location

Already the second busiest station outside of the capital, Reading is set to expand to accommodate the largest new infrastructure projects the UK has ever seen – Crossrail and the proposed western rail link to Heathrow. The £500 million investment in the rail infrastructure will double the town’s train capacity and ensure its position as the economic capital of the Thames Valley. Complimenting Reading’s already excellent road and rail services, Crossrail (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.



Description

Leading the way for communications and profile, R+ will be the latest addition to Reading’s established international business landscape. A headquarters office building of the highest quality.

Directly facing Reading station, R+ will provide generously proportioned, flexible and sustainable office accommodation. Nearby, thriving independent cafés, bars and restaurants give the town its unique atmosphere alongside its vibrant retail high street.

Designed to reflect Reading’s high-tech and progressive outlook, R+ will create an inspiring environment where business will flourish.



Accommodation

The accommodation comprises of the following

Name	Sq ft	Rent	Availability
4th	5,719	£37 per sq ft	Available
3rd	19,580	£37 per sq ft	Available
1st	18,018	£37 per sq ft	Available
Total	43,317		

Business Rates

Rates payable: £10 per sq ft

Estimated



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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
- 

68 SECURE BICYCLE BAYS
- 

SPACE TO FLEX
CENTRAL WORKING NOW UP AND
RUNNING
- 

60 PERSON AUDITORIUM SPACE
WITH HOSPITALITY SUITE

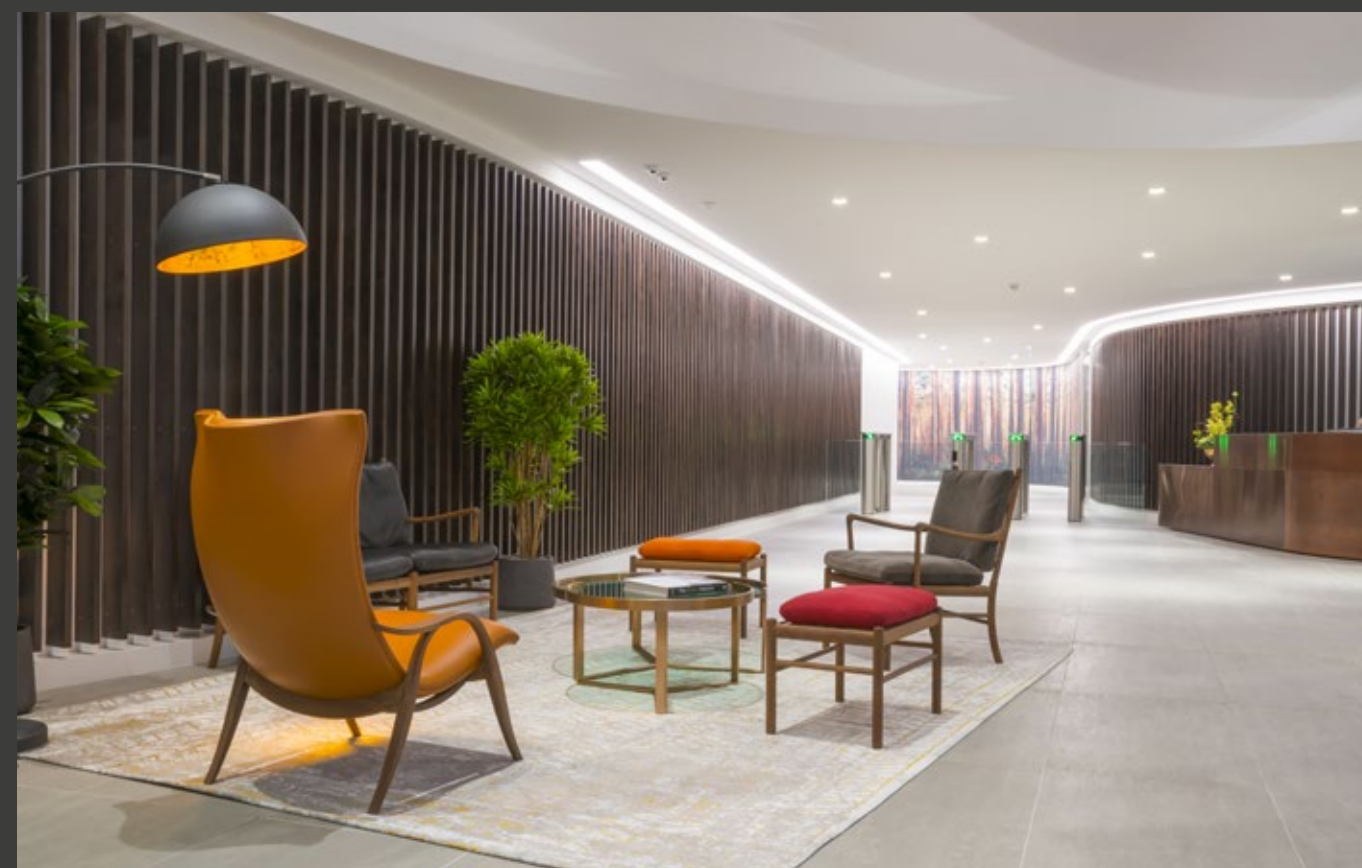
- + Dominating the entrance to the town centre and in the heart of Reading's business core, R+ is perfectly positioned directly opposite Reading station.
- + A brand new headquarters office building designed with the occupier in mind, R+ is an inspiring environment that will enable business to flourish.
- + 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

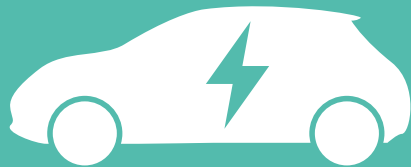
+ R+ was designed with lifestyle, well-being and sustainability at the forefront, and boasts the best office EPC rating in Reading. This efficiency, combined with the other green features, such as the roof mounted solar panels, help to keep energy costs lower.



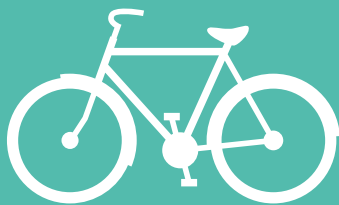
EPC A
'A 20' RATING



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



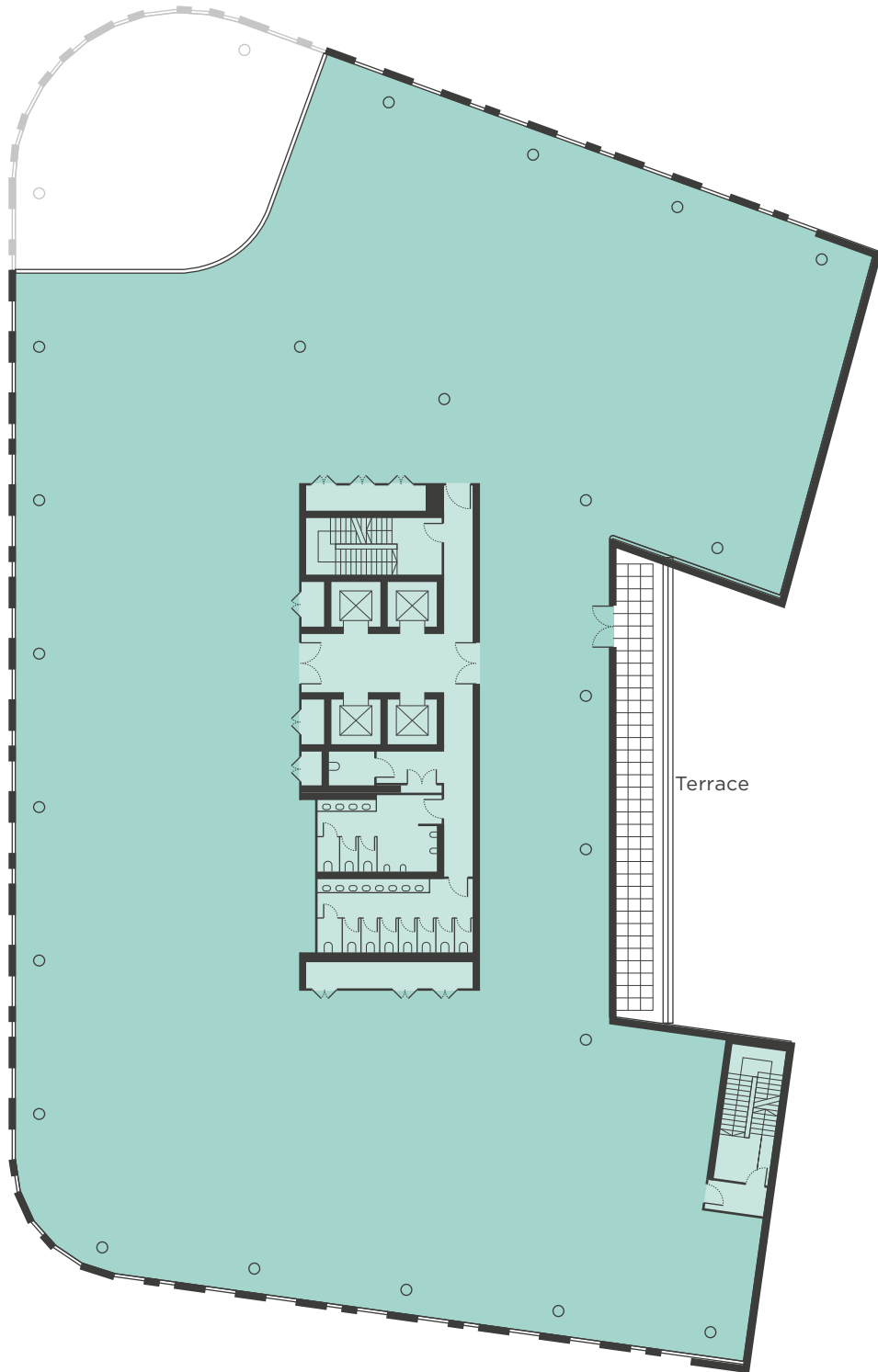
FLOOR	SQ FT	SQ M
Fifth	LET	LET
Fourth North	5,719	531
Terraces	1,396	129
Fourth South	LET	LET
Third	19,580	1,819
Second	LET	LET
First	18,018	1,674
Terraces	558	52
Ground	CENTRAL WORKING	
Total (excluding terraces)	43,317	4,024

CAR PARKING 33 SPACES ON LOWER GROUND FLOOR (1:2,393 SQ FT)
IPMS3 MEASUREMENTS



FIRST FLOOR

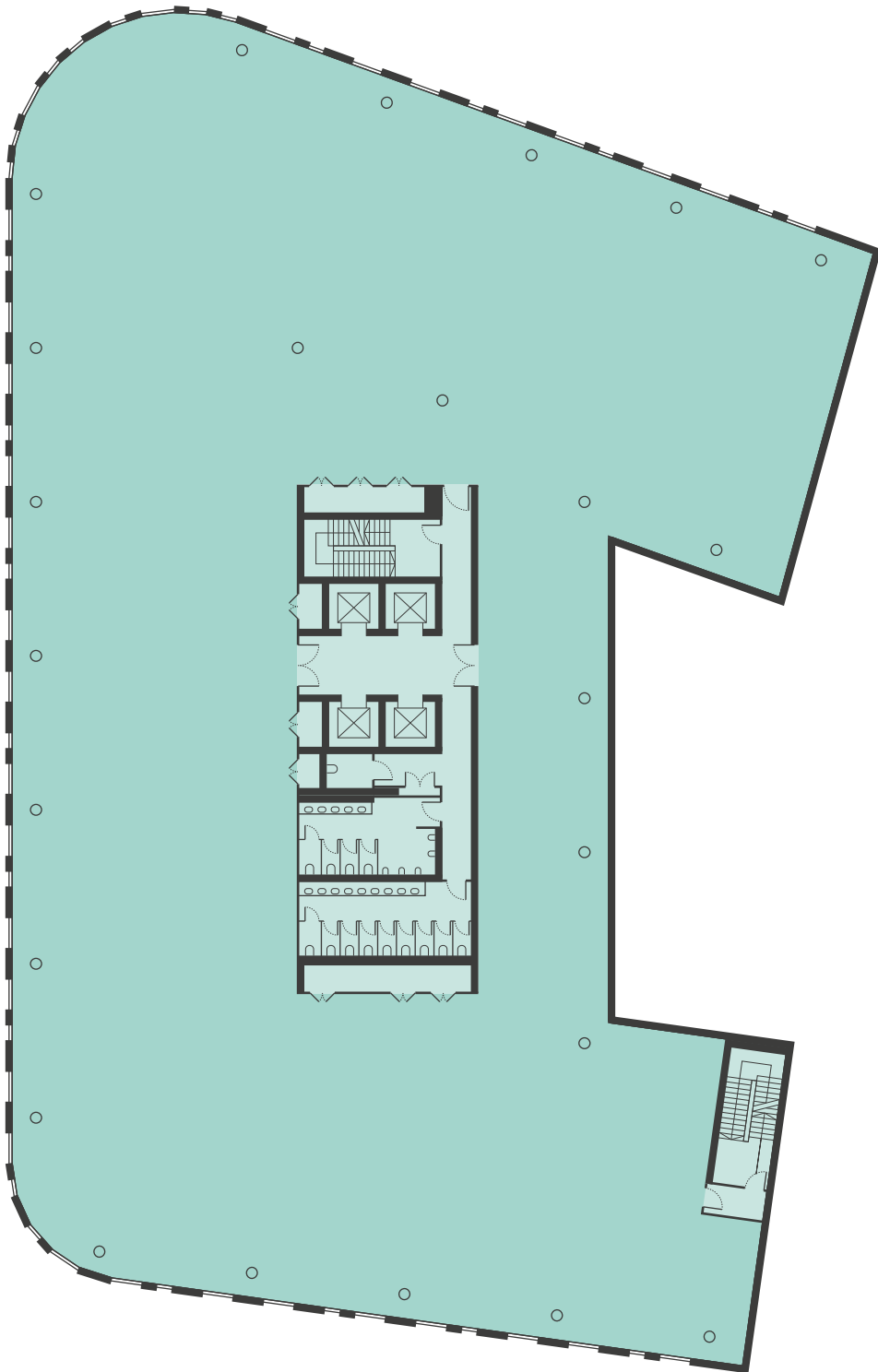
OFFICE
18,018 SQ FT / 1,674 SQ M
TERRACES
558 SQ FT / 52 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

THIRD FLOOR

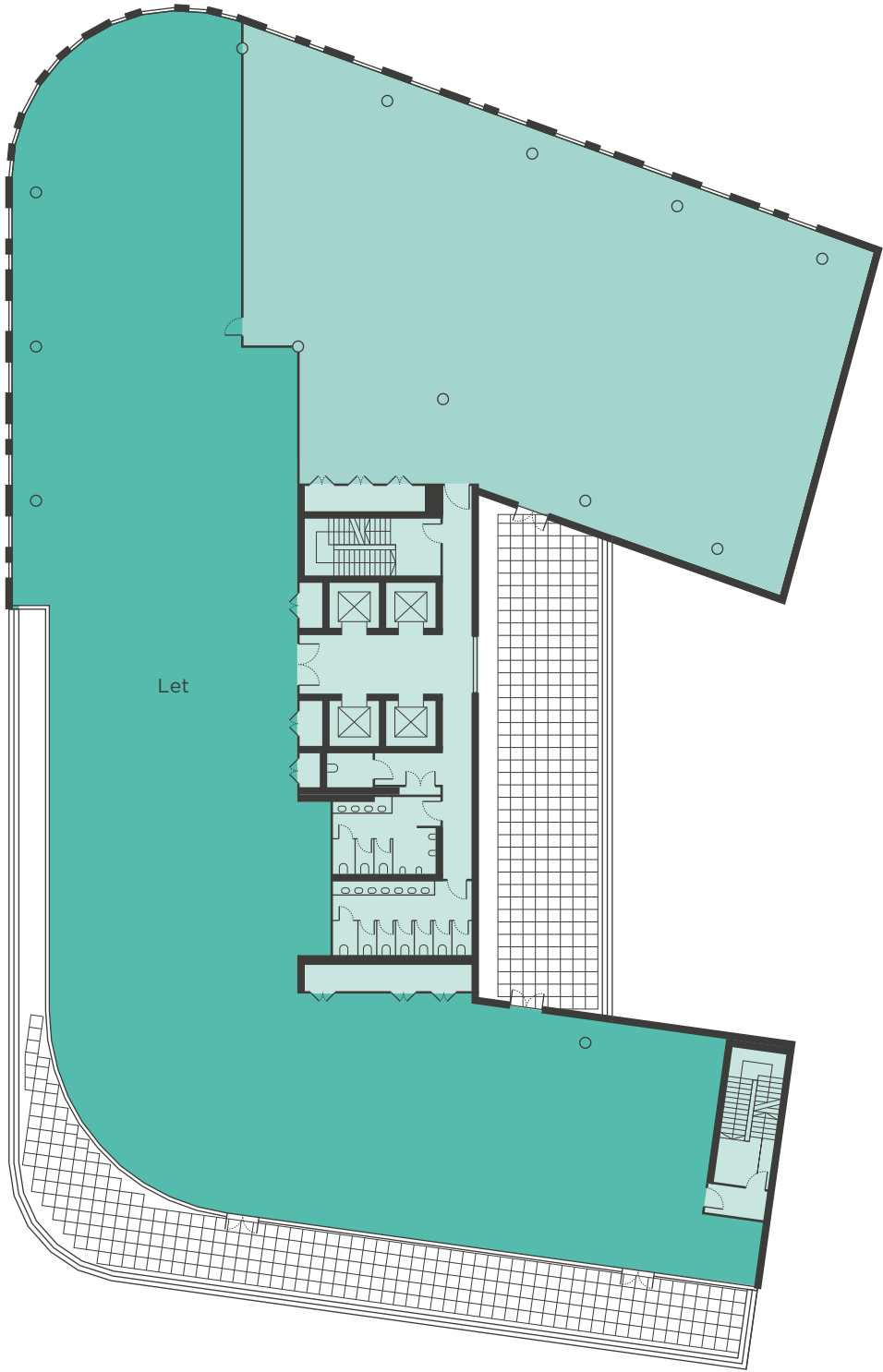
OFFICE
19,580 SQ FT / 1,819 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



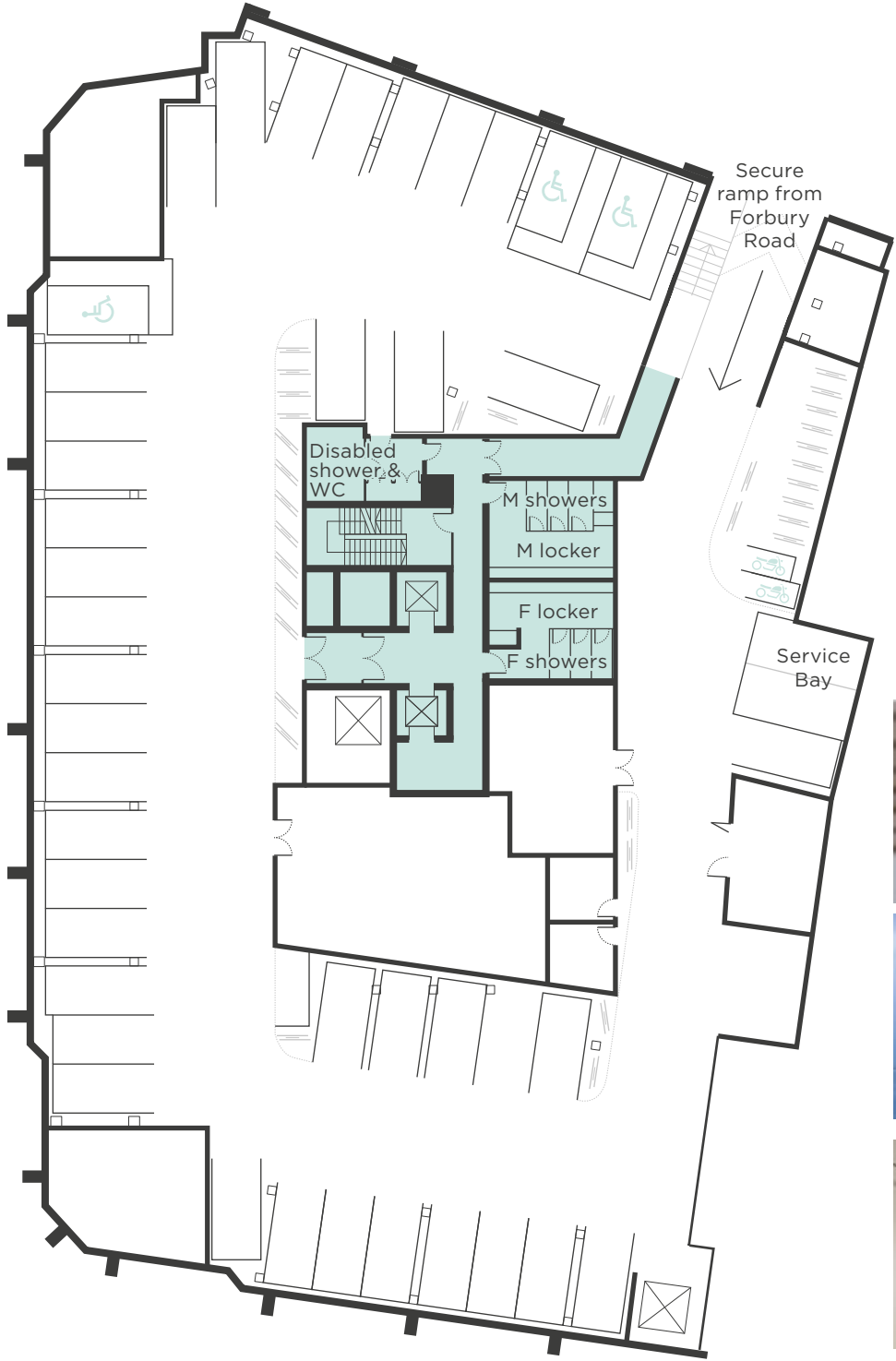
FOURTH FLOOR
OFFICE
5,719 SQ FT / 531 SQ M
TERRACES
1,396 SQ FT / 129 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



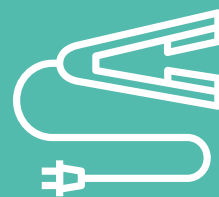
LOWER GROUND FLOOR
CAR PARKING SPACES AVAILABLE 33
BICYCLE BAYS 68
MOTORCYCLE PARKING BAYS 2
ELECTRIC CAR CHARGING POINTS



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



DAWN + JAMES



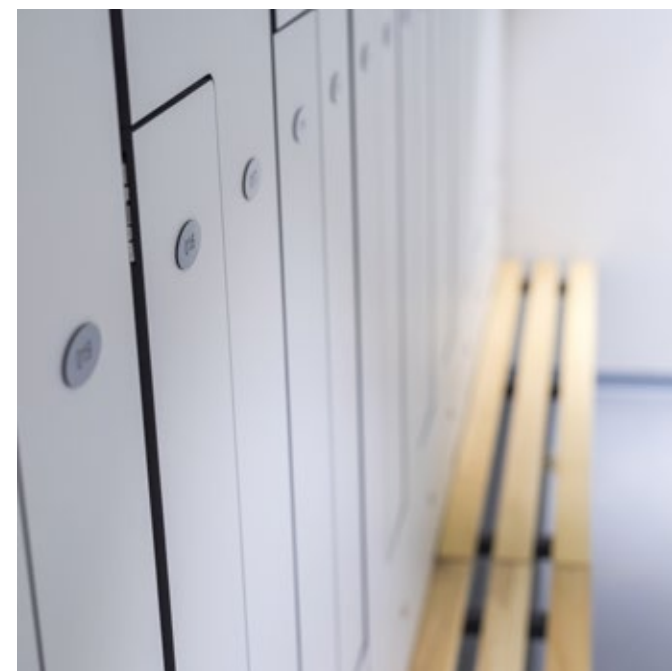
+ Meet James and Dawn, our friendly concierge team. They can arrange anything from booking taxis or arranging dry cleaning, to providing irons, hair dryers and hair straighteners... even umbrellas.



+ 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.

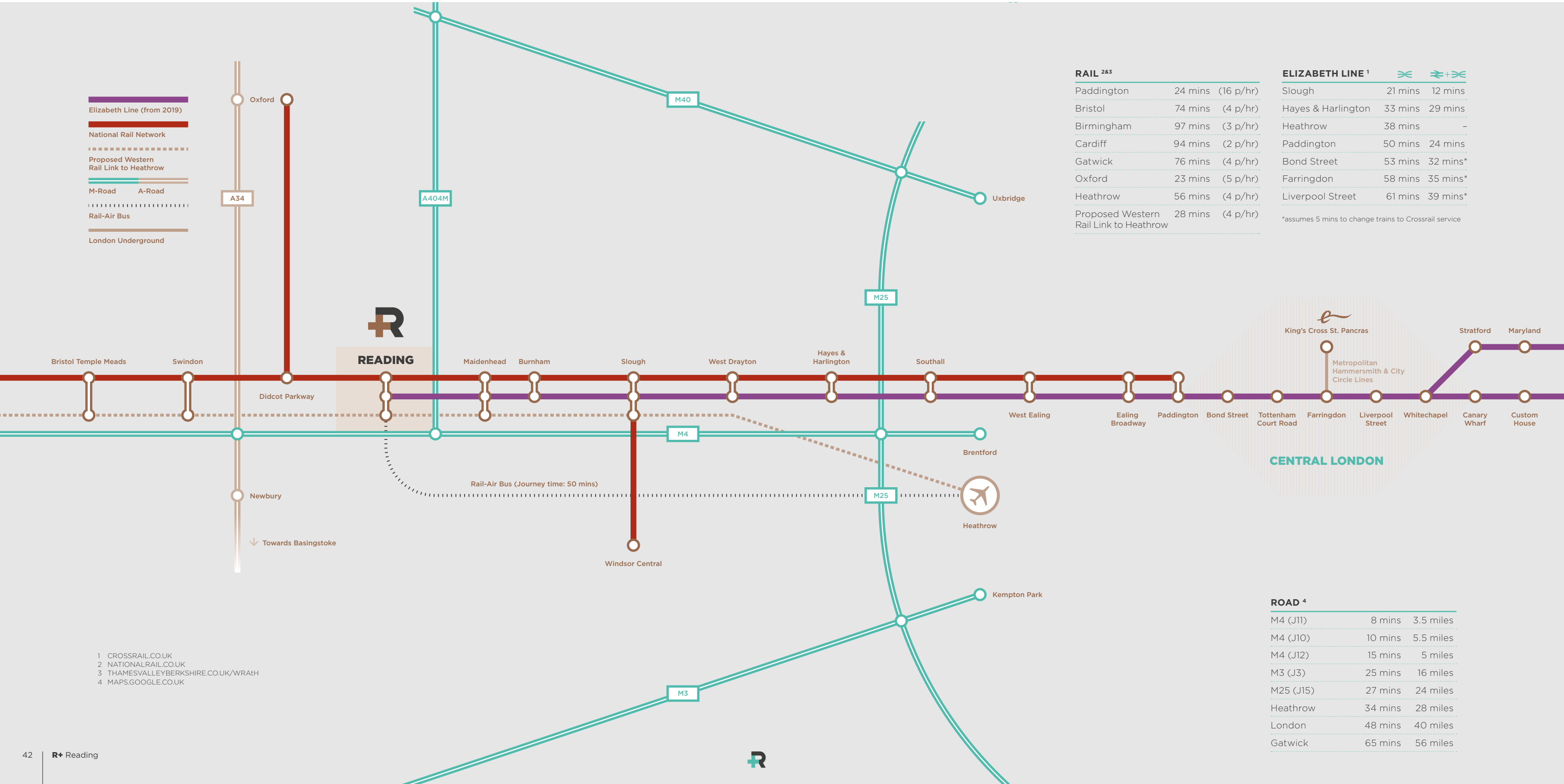
In addition, the proposed Western Rail Link to Heathrow scheme will halve the travel time to Heathrow airport to just 28 minutes.

24 MINS
to London
Paddington
Station

16 TRAINS
per hour to
Paddington
(peak time)



+ CONNECTED



1 CROSSRAIL.CO.UK
2 NATIONALRAIL.CO.UK
3 THAMESVALLEYBERKSHIRE.CO.UK/WRATH
4 MAPS.GOOGLE.CO.UK



A DEVELOPMENT BY



RPLUSREADING.COM

SAT NAV: RG1 1AZ

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Designed by **siren** | +44 20 7478 8300 | siredesign.co.uk | S09333 September 2018



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