



**READING
BRIDGE
HOUSE**

**Grade A offices to let
from 2,309 sq ft**

Brand new fully-fitted suites







Refurbished office floors

Availability

FLOOR	SQ FT	SQ M	PARKING SPACES
Fourth Suite 1	2,612	242	3
Fourth Suite 3 (Fully Fitted)	2,309	215	2
Total	4,921	457	5

EPC rating: D

Occupiers include:

CAPITAL[®] COMMERCIAL FINANCE

CAMPBELL GORDON

JAMES COWPER KRESTON

REALISTIC

first intuition
where people count

GCS

TECPARTNERS

Thames Water

Ascot Lloyd
Independent Financial Advice

Capita

Bentley[®]

DENDRITE
CLINICAL SYSTEMS LTD

unloq



All the benefits

Enjoy low total occupation costs, high specification and on-site amenities at Reading Bridge House



Low total occupational cost



The Roseate



Exciting and modern workplace



Christchurch Bridge



Elizabeth Line location



Thames Lido



River walkways and cycle paths for travel and leisure



Only 3 minutes walk from the northern entrance to Reading station



Reading

345 062



Travel to London Paddington in just 23 minutes



Veeno Valpy Street



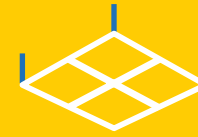
Fully fitted solutions



Refurbished office floors



VAV air-conditioning



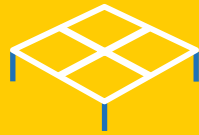
Metal suspended ceilings



LED Lighting



Specification



Fully accessible raised floors



Parking ratio of 1:830



Coffee shop



Secure cycle storage



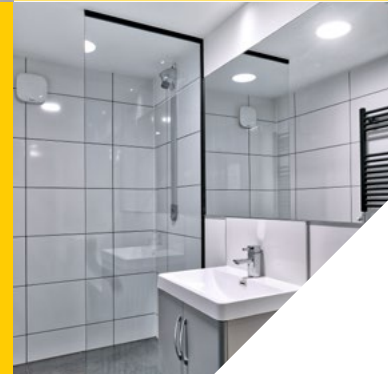
Concierge reception



On-site security with CCTV



New shower facilities



Thames view from the building



Unrivalled connections

 **READING STATION**

Few locations can rival Reading's rail, road and bus service connectivity

Reading Bridge House is conveniently located just a short walk from Reading station. From there, frequent direct trains into London Paddington take just 23 minutes. Reading is also a major rail hub with services across the Thames Valley and other parts of the country.

The Heathrow RailAir link stops outside the station providing easy access to and from the airport. This runs every 20 minutes and every 30 mins at weekends.

The Elizabeth Line rail service between Reading and London serves a total of 40 stations along the entire route, passengers can easily travel into, and beyond Central London.

Reading also has an award-winning bus service. Its river walkways and cycle paths make green travel a pleasure.

Reading benefits from excellent road connections, served by three motorway junctions (M4 J10, 11 & 12).

Exceptional Location



Among the UK's top ten economies

Reading is considered the capital of the Thames Valley and the commercial centre for the region. World leaders in finance, IT, global communications and a high concentration of FTSE100 companies have their headquarters in the area.

As one of the largest towns in the south-east, Reading is a city in all but name.

Several published reports in recent years have recognised Reading as being among the UK's top ten economies.

For companies requiring high-end telecom connectivity to power technological developments and web-based applications, Reading town centre is an exceptional location.



Reading Station
3min



M4 J10
6miles



M25
25miles



London
44miles



Heathrow
45min
via Rail/Airlink



Paddington
23mins | 61mins



Bond Street
64mins



Canary Wharf
74mins



Satnav
reference:
RG1 8LS

All enquiries

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The owners support the Code for Business Premises in England
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