

# PHOENIX

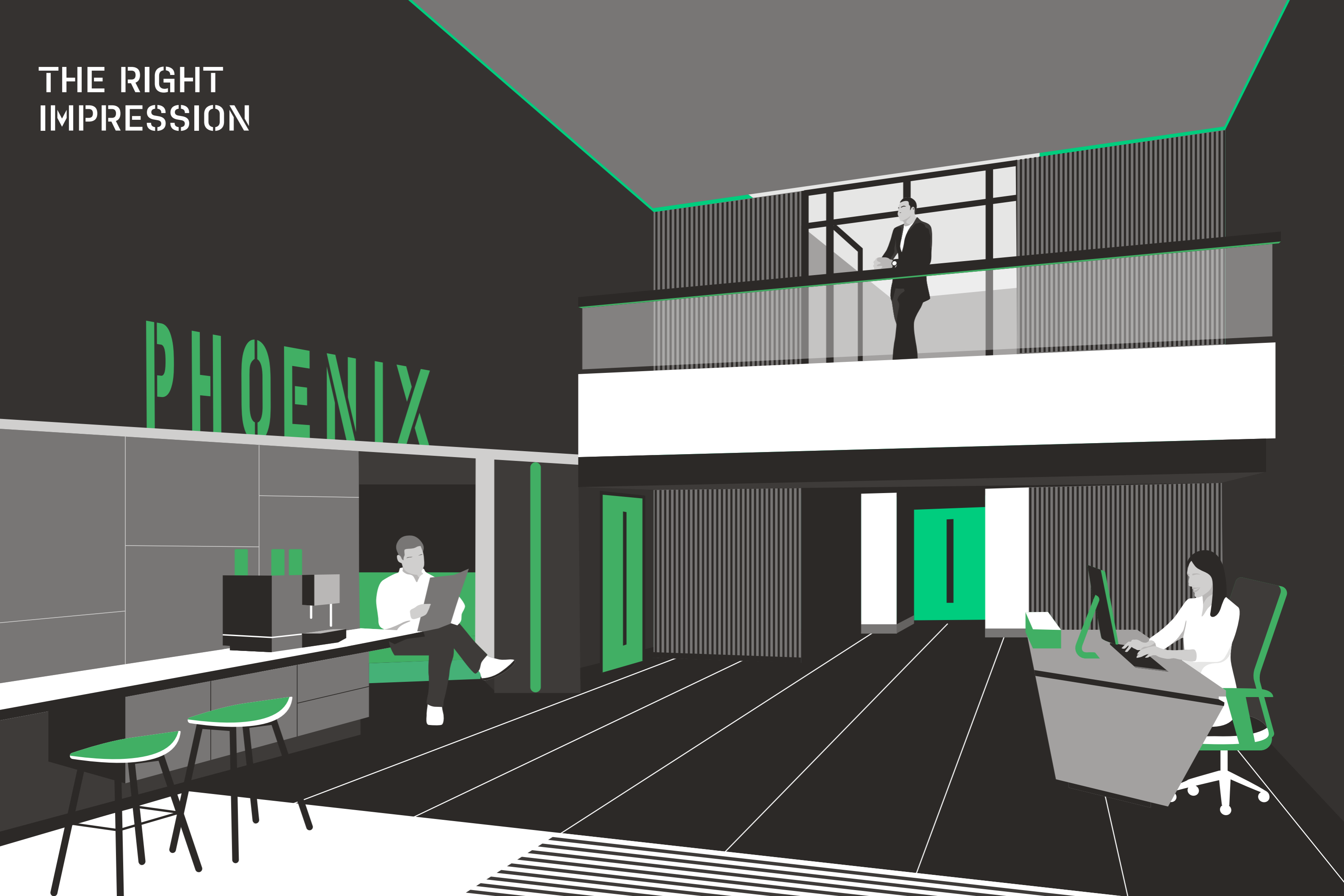
READING

STATION HILL  
READING RG1 1NB

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THE RIGHT  
IMPRESSION

PHOENIX





Left: Reception  
 Below Left: View of the building  
 from Reading Station  
 Below: Exterior

**Description**

Phoenix is a high quality town centre office building totalling 52,000 sq ft, arranged over ground and five upper floors – featuring a newly refurbished double height reception.

The part first floor east is undergoing a comprehensive refurbishment to offer 4,156 sq ft of fully fitted workspace complete with workstations, meeting rooms and a kitchen breakout area.



**JUST 100M**  
 FROM THE NEW  
 READING STATION  
 WITH ELIZABETH  
 LINE CONNECTIONS  
 TO LONDON.

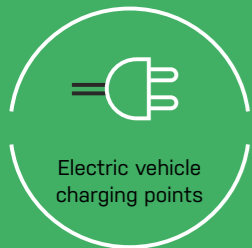
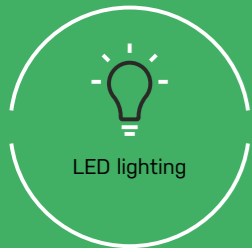


# A HIGHER SPECIFICATION

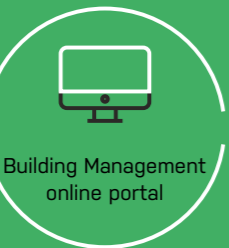
HIGH-END FINISHES FOR THE MOST DISCERNING OCCUPIER.

Industry commentators state "Phoenix is Reading's most cycle friendly workspace"

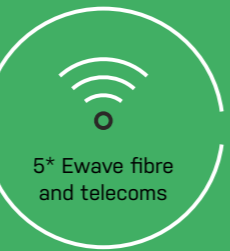
### Green Credentials



### New Facilities



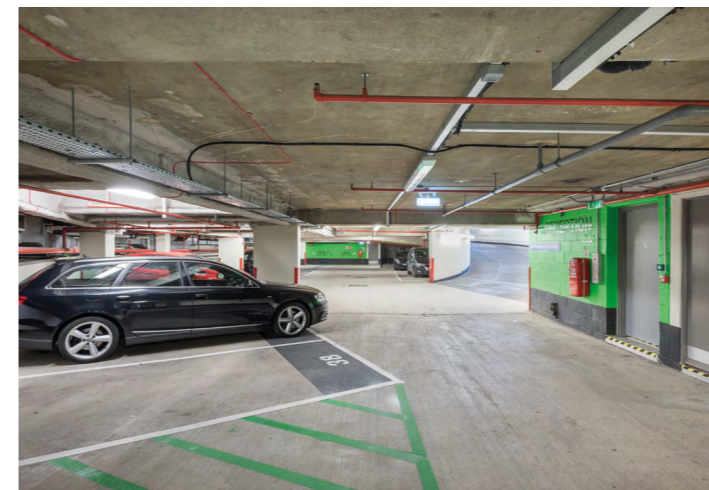
### Specification



### Quality Building



Clockwise from top left:  
 Basement lockers  
 Reception wayfinding  
 Typical shower  
 Secure cycle storage  
 Way finding  
 Car parking



# MAKE YOUR MARK

READY FOR AN OCCUPIER TO MOVE IN RIGHT AWAY

### Move in with ease

The fitted out floor, whilst retaining flexibility, features a contemporary and functional open plan kitchen, breakout areas, meeting rooms and a number of open plan desks in situ.

The space has been designed to enable occupiers to move into the space quickly without installation delays.



# SPACE THAT WORKS



### Accommodation

The part first floor east has been refurbished to a high standard, offering superb open plan office space.

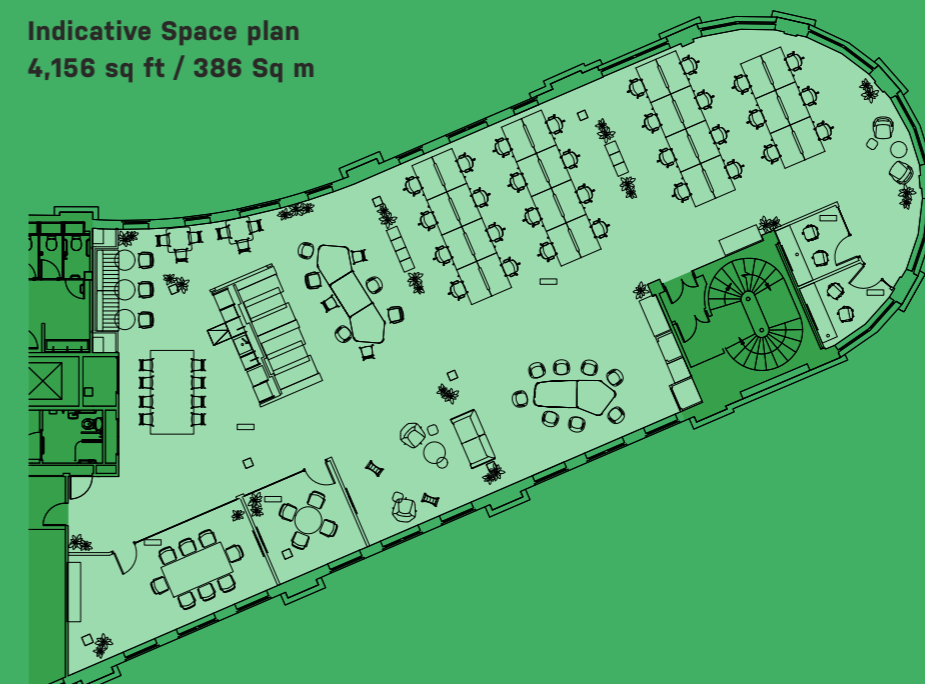
| FLOOR             | SQ M       | SQ FT              |
|-------------------|------------|--------------------|
| Fifth west        |            | MarketCast         |
| Fifth east        |            | Simpro             |
| Fourth            |            | Apex Group         |
| Third             |            | XPS Pensions Group |
| Second            |            | XPS Pensions Group |
| First west        |            | Samsung            |
| <b>First east</b> | <b>386</b> | <b>4,156</b>       |
| <b>TOTAL</b>      | <b>386</b> | <b>4,156</b>       |

\*Measurements are IPMS3.



## 1ST FLOOR EAST

Indicative Space plan  
4,156 sq ft / 386 Sq m



For indicative purposes only. Not to scale.  
Floor measurements are IPMS3 areas.

- Office ○
- Core ○

|                       |    |
|-----------------------|----|
| Workstations          | 30 |
| Agile workstations    | 26 |
| 4 person meeting room | 1  |
| 8 person meeting room | 1  |
| 4 person booths       | 2  |
| Collaboration space   | 1  |
| Touchdown area        | 1  |
| Phone booths          | 2  |
| Kitchen / breakout    | 1  |

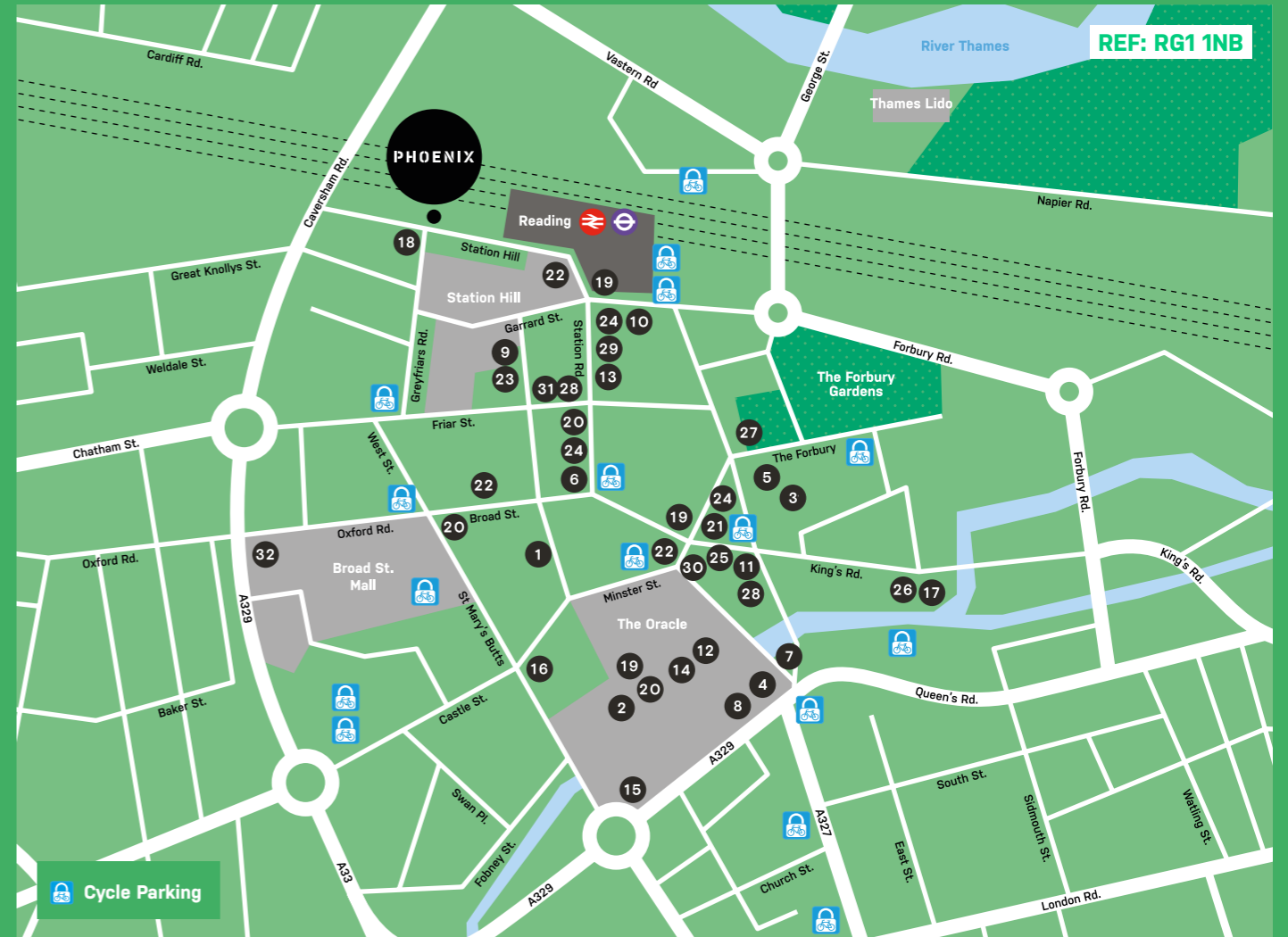
**Total occupancy** 56  
**Occupancy ratio** 1:7 Sq M

# PHOENIX



## Local Area

Reading features an illustrious mix of restaurants, coffee shops, bars and retailers offering everything you'll need from breakfast on-the-go to evening fine dining. You really do have it all on the doorstep.



## RIGHT ON THE DOORSTEP

POP-UPS,  
RESTAURANTS,  
BARS &  
BOUTIQUES.

Clockwise from top left:  
Bill's  
Thames Lido  
The Botanist  
The Forbury  
C.U.P.  
The Three Guineas  
Pho  
The River Thames



### Bars & Restaurants

- 01 Bill's
- 02 Café Rouge
- 03 Carluccio's
- 04 Côte Brasserie
- 05 Forbury's Restaurant
- 06 Itsu
- 07 London Street Brasserie
- 08 Miller & Carter
- 09 Milk
- 10 The Oakford Social
- 11 Pho
- 12 Pizza Express
- 13 Revolution
- 14 Slug & Lettuce
- 15 Wagamama
- 16 Zero Degrees
- 17 Zizzi
- 18 The Greyfriar of Reading

### Cafés

- 19 Costa
- 20 Caffè Nero
- 21 Picnic
- 22 Pret A Manger
- 23 Shed
- 24 Starbucks
- 25 Workhouse Coffee
- 26 Lincoln Coffee House

### Hotels

- 27 The Forbury
- 28 Ibis
- 29 Malmaison
- 30 Mercure George
- 31 Novotel
- 32 Pentahotel

# STATION HILL DEVELOPMENT

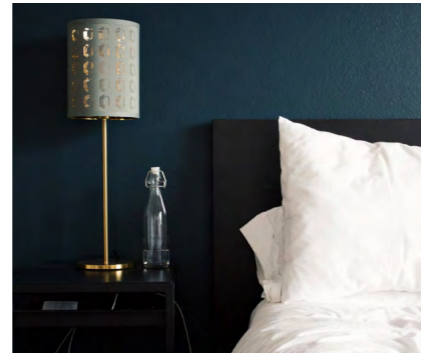
A 2 ACRE THRIVING PUBLIC REALM FOR BUSINESS & LEISURE



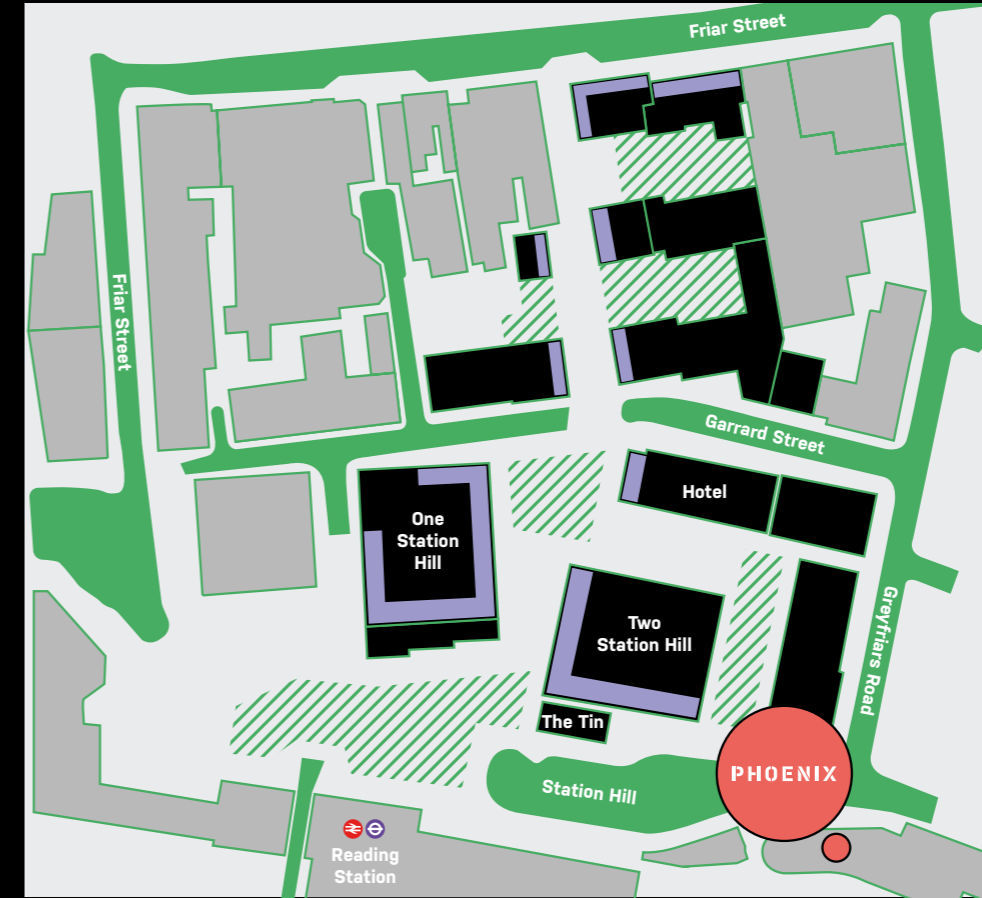
95,000 SQ FT OF NEW RETAIL, LEISURE AND F&B SPACE.



TWO ACRES OF LANDSCAPED AND MANAGED PUBLIC SPACE.



A BRAND NEW HOTEL AND 1,300 NEW HOMES.



## SITE PLAN

PHASES 1&2  
COMPLETION  
AUTUMN 2024

- Buildings
- Retail / Leisure
- Roads
- Parks / Landscaping



Site Plan for indicative purposes only. Not to scale.



# AMONGST THE BIG NAMES

AN ENVIABLE LOCATION THAT MAKES SENSE.



**13**  
OF THE WORLD'S TOP 30 BRANDS ARE HERE

**4TH**  
HIGHEST START-UP RATE IN THE UK\*\*\*



Above: River Thames  
Above Right: Reading Station

### Reading

Reading has long been renowned with being one of the best places to live and work in the UK, this is based key indicators such as wellbeing, employment, health, income and skills\*.

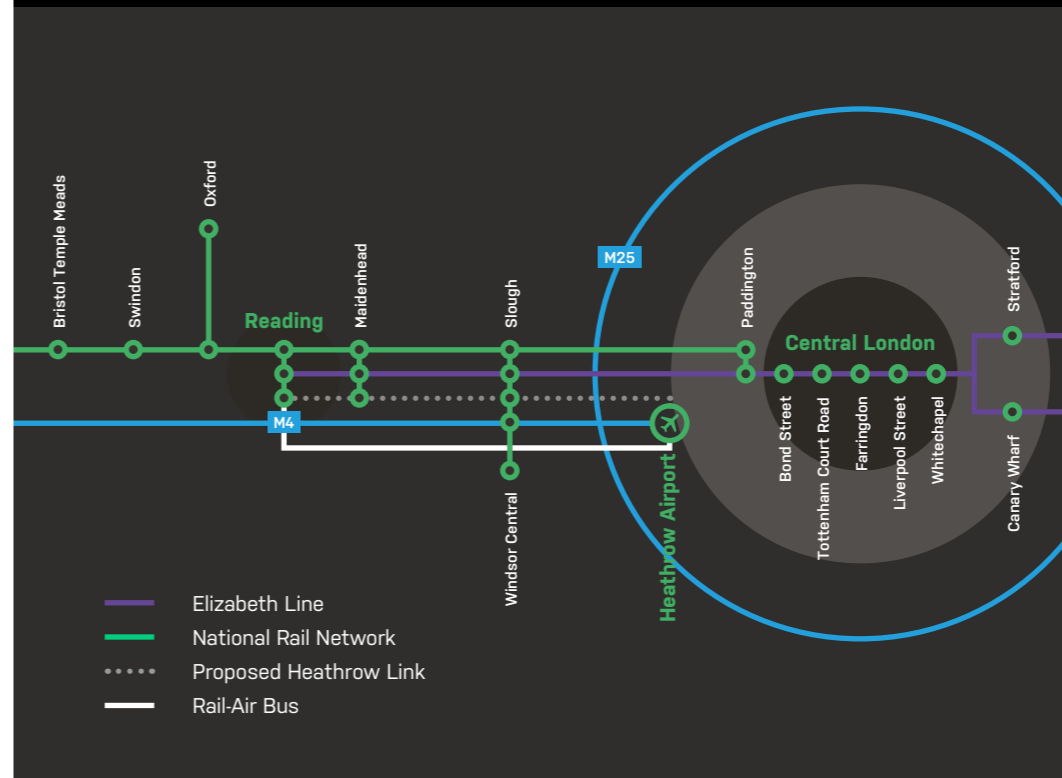
**1ST**  
PWC GROWTH REPORT FOR CITIES IN THE UK\*

**2ND**  
MOST PROSPEROUS CITY IN THE UK\*\*

\* PWC Good Growth Cities Index 2017. \*\* Barclays UK Prosperity Map. \*\*\* livingreading.co.uk



**Local Occupiers**



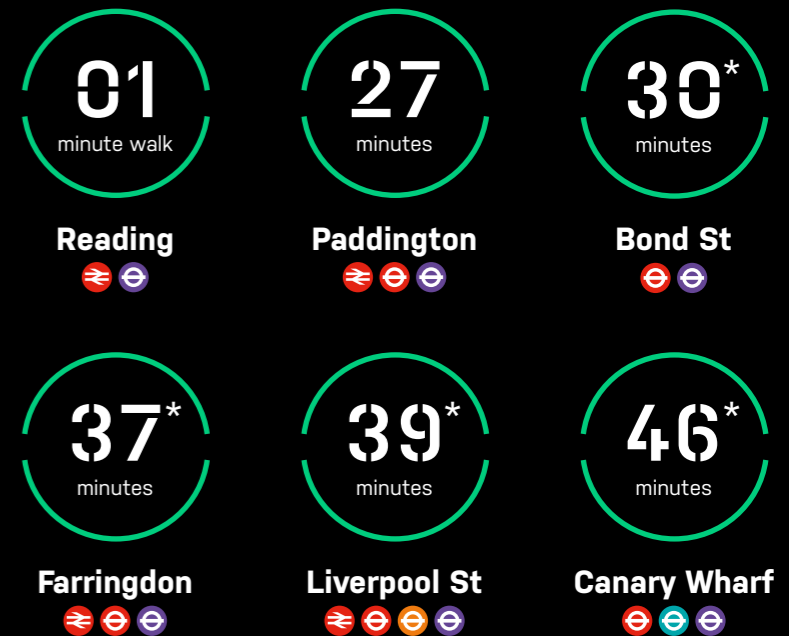
### By Road

With easy access to the M4 at three junctions, Reading is ideally positioned to take advantage of the wider national motorway network and the M25.

|                |           |
|----------------|-----------|
| M4 (J11)       | 3.5 miles |
| M4 (J12)       | 5 miles   |
| M4 (J10)       | 5.5 miles |
| Bracknell      | 12 miles  |
| M3 (J3)        | 16 miles  |
| Basingstoke    | 17 miles  |
| Maidenhead     | 19 miles  |
| Slough         | 23 miles  |
| M25 (J15)      | 24 miles  |
| Oxford         | 26 miles  |
| Heathrow       | 27 miles  |
| Central London | 44 miles  |
| Southampton    | 47 miles  |
| Gatwick        | 56 miles  |
| Birmingham     | 103 miles |

## RIGHT ON TIME

READING TO LONDON IN 27 MINS.



### By Rail

Heathrow Airport will be even easier to reach once a new £500m rail link is complete, this will mean passengers will no longer have to travel via London Paddington to reach the airport by train. Once open, the Elizabeth Line will further reduce travel times into Central London and beyond.

Journey times taken from the building. Source: TfL  
\*Times calculated from a combination of National Rail and Elizabeth Line.





PHOENIX

ELIZABETH LINE

STATION HILL  
READING RG1 1NB

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**CONTACT**

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**James Shillabeer**  
07824 663 594  
jameshillabeer@brayfoxsmith.com

**Richard Harding**  
07730 817 019  
richardharding@brayfoxsmith.com



**Tom Fletcher**  
07752 127 413  
tom@hatch-re.com

**Charlie Benn**  
07563 383 443  
charlie@hatch-re.com

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2024.

Designed by **Cre8te** – 020 3468 5760 – **cre8te.london**

**PHOENIXREADING.SPACE**

