
35-43 GREYFRIARS ROAD / READING

THE
BRICK
WORKS



The Brick Works offers up to 3,750 sq ft of urban, warehouse style workspace – providing inspiring private and communal work spaces and a high specification base for creative minds in Reading.



TWO MINUTE WALK TO READING STATION



COMMUNAL ROOF TERRACE



CONCIERGE RECEPTION WITH FREE WIFI



SHOWER FACILITIES WITH LOCKERS



STAND-OUT OFFICE TO HELP ELEVATE YOUR BRAND



READY TO GO FIBRE CONNECTION



SECURE CYCLE STORAGE



SIX PARKING SPACES AND ELECTRIC CAR CHARGING

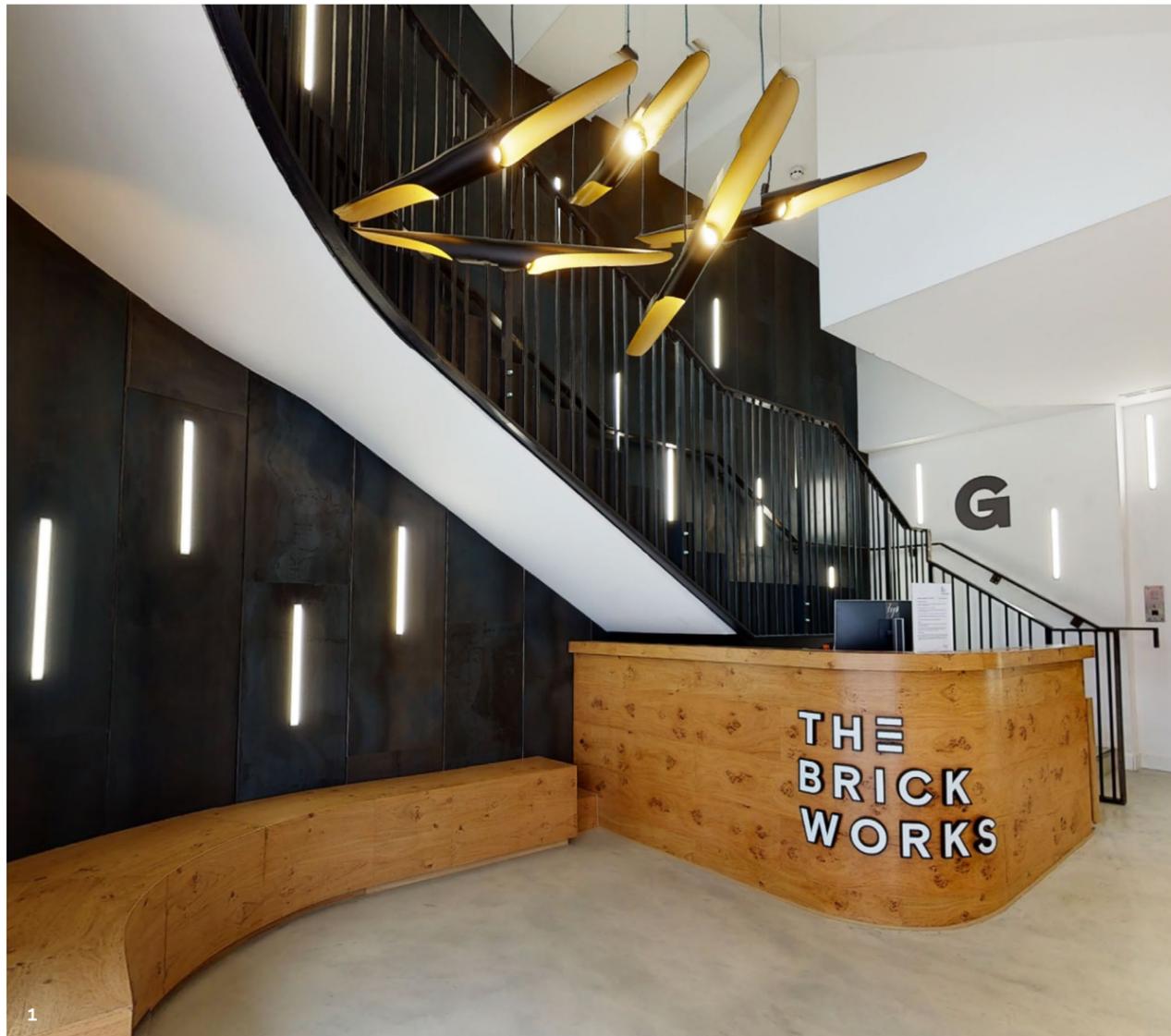


Reception and entrance from Greysfriars Road

THE BRICKS AND MORTAR

Say hello to the newly curated urban workspace for Reading – a space for your people to thrive and engage.

Located in one of the top five locations for economic expansion and business, Reading is also joint number one for 'most productive' and 'most entrepreneurial' cities*.



1

Images

1. Feature reception
2. Exterior onto Greyfriars Road



2

SUMMARY SPECIFICATION

- _ Feature double height concierge reception with free WiFi.
- _ Communal roof terrace.
- _ 6 car parking spaces and electric charging station.
- _ On-site bicycle storage and shower facilities.
- _ Exposed brickwork, soffits and services.
- _ Comfort cooling and heating throughout.
- _ Targeting EPC B.
- _ Excellent natural light.
- _ Flexible and efficient floor plates.
- _ Raised access flooring.
- _ Black powder coated suspended LED lighting.
- _ Self-contained WC facilities.
- _ 8 person passenger lift.
- _ Ceiling soffit height 3.2m.
- _ Ready-to-go fibre connectivity.

* UK Vitality Index 2016 (Lambert Smith Hampton)



Fully-fitted First Floor



Fully-fitted First Floor



Fully-fitted Fourth Floor



Fully-fitted First Floor



Fully-fitted Fourth Floor

SPACES THAT WORK

FLOOR	USAGE	SQ FT	SQ M
Fifth	Communal Terrace	580	54
Fourth	Office (Fitted Out)	3,750	348.4
Third	Office		LET
Second	Office		LET
First	Office (Fitted Out)		U/O
Ground	Office		LET
SUBTOTAL		4,330	743.8
Reception	Reception	400	37

- Office
- Reception
- Terrace
- Core

Plans and areas for indicative purposes only. Not to scale. Subject to IPMS3 measurement.

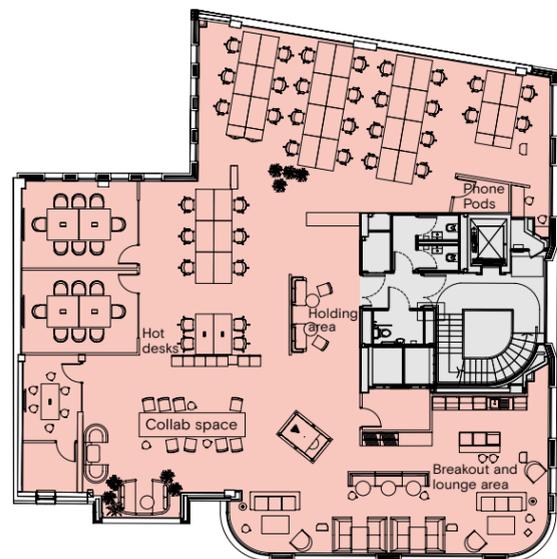


FIRST – INDICATIVE FIT-OUT OFFICE – 4,256 SQ FT / 395.4 SQ M

Open plan desks	32	Kitchen / break-out	1
8 person meeting rooms	2	Comms room	1
6 person meeting room	1	Storeroom	1
Informal work spaces	25		

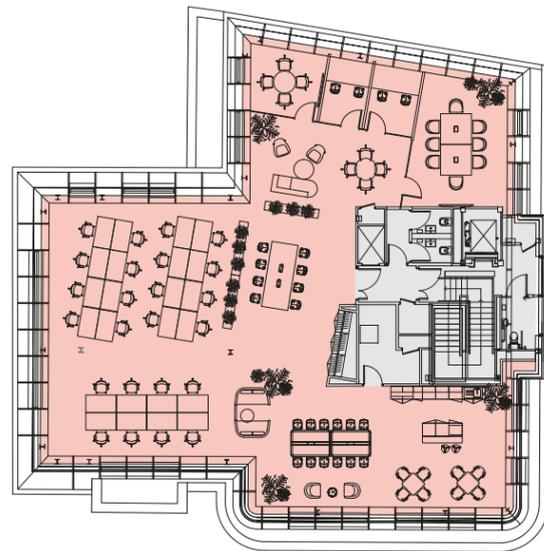
FOURTH OFFICE – 3,750 SQ FT / 348.4 SQ M

Open plan desks	24	Informal meeting area	1
8 person meeting rooms	1	Zoom rooms	2
4 person meeting room	1	Kitchen / break-out	1
Informal work spaces	8	Comms room	1

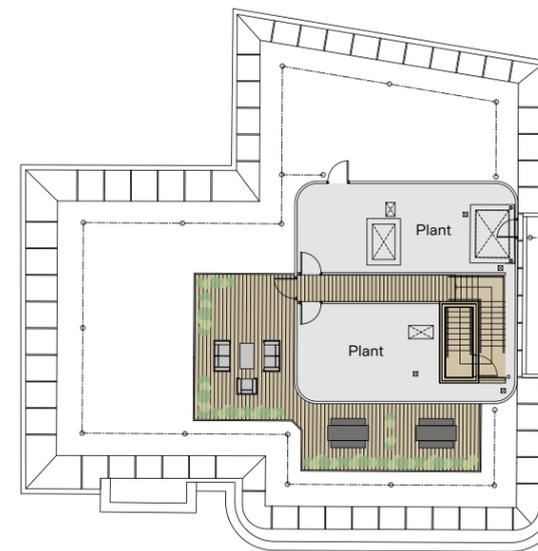


Stanshawe Road

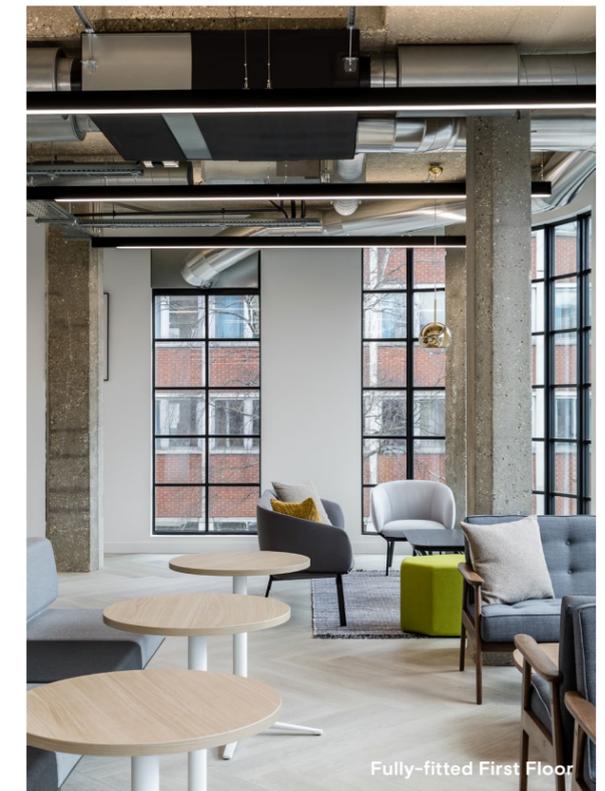
Greyfriars Road



ROOF COMMUNAL TERRACE – 580 SQ FT / 54 SQ M



Fully-fitted Fourth Floor



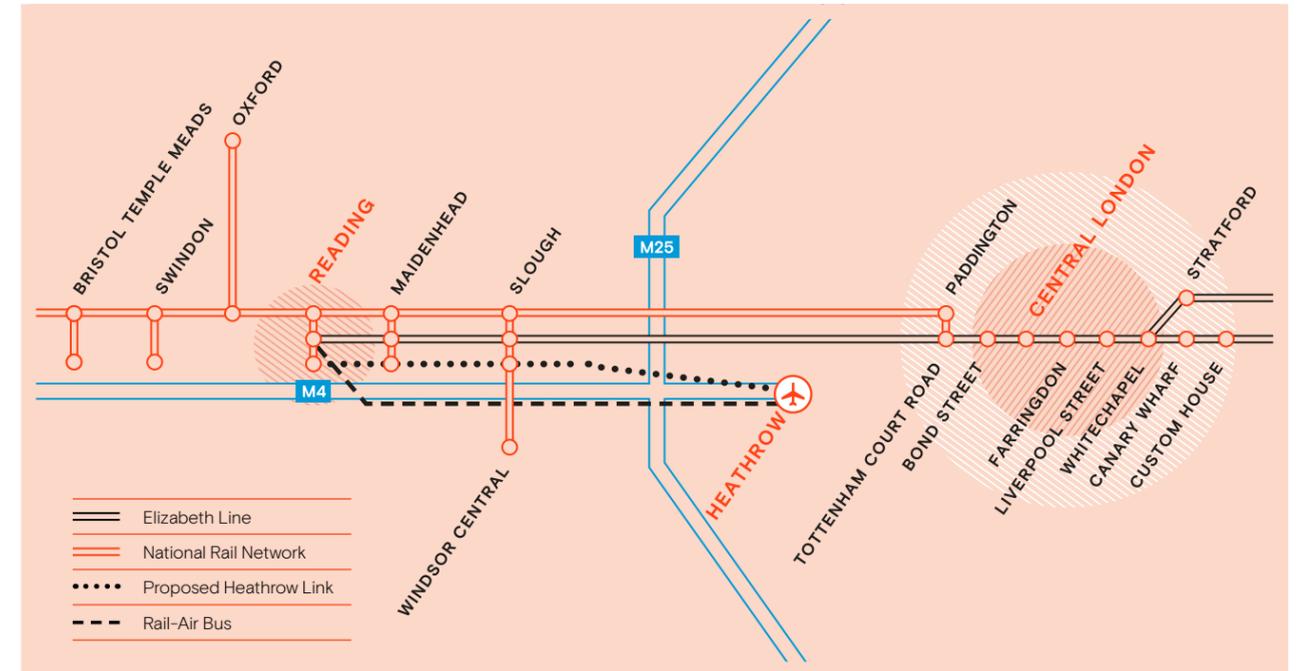
Fully-fitted First Floor



Fully-fitted Fourth Floor

YOUR NEW PLAYGROUND

Reading has again appeared at the top the list for one of the best places to live and work in the UK – based on ten key indicators including; wellbeing, employment, health, income and skills*.



- A new £500m rail link from Reading to Heathrow Airport will mean passengers will no longer have to travel via London Paddington to reach the airport by train.
- The Elizabeth Line is soon to open fully – providing reduced travel time across the network into Central London.
- The travel times below combine National Rail (Reading station is just a two minute walk from The Brickworks) to London Paddington and Elizabeth Line connections to destinations:



1ST

PWC GROWTH REPORT FOR CITIES IN THE UK*

2ND

MOST PROSPEROUS CITY IN THE UK**

LOCAL OCCUPIERS



4TH

HIGHEST START-UP RATE IN THE UK***

13

OF THE WORLD'S TOP 30 BRANDS ARE HERE

24

MINS PADDINGTON

32

MINS BOND STREET

- Reading has excellent road connections. Access to the M4 at three junctions provides wider connection to the national motorway network and the M25.
- Cyclists have access to a 37 mile network across Reading. Whilst the Readybike hire scheme now has 29 docking stations in the town's urban centre.

39

MINS LIVERPOOL STREET

46

MINS CANARY WHARF



BY ROAD

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

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

A BOLDER, BRIGHTER PLACE TO PLAY

With a population average age of 33 – Reading offers a vibrant social and retail experience, all of which is within easy reach of The Brick Works.

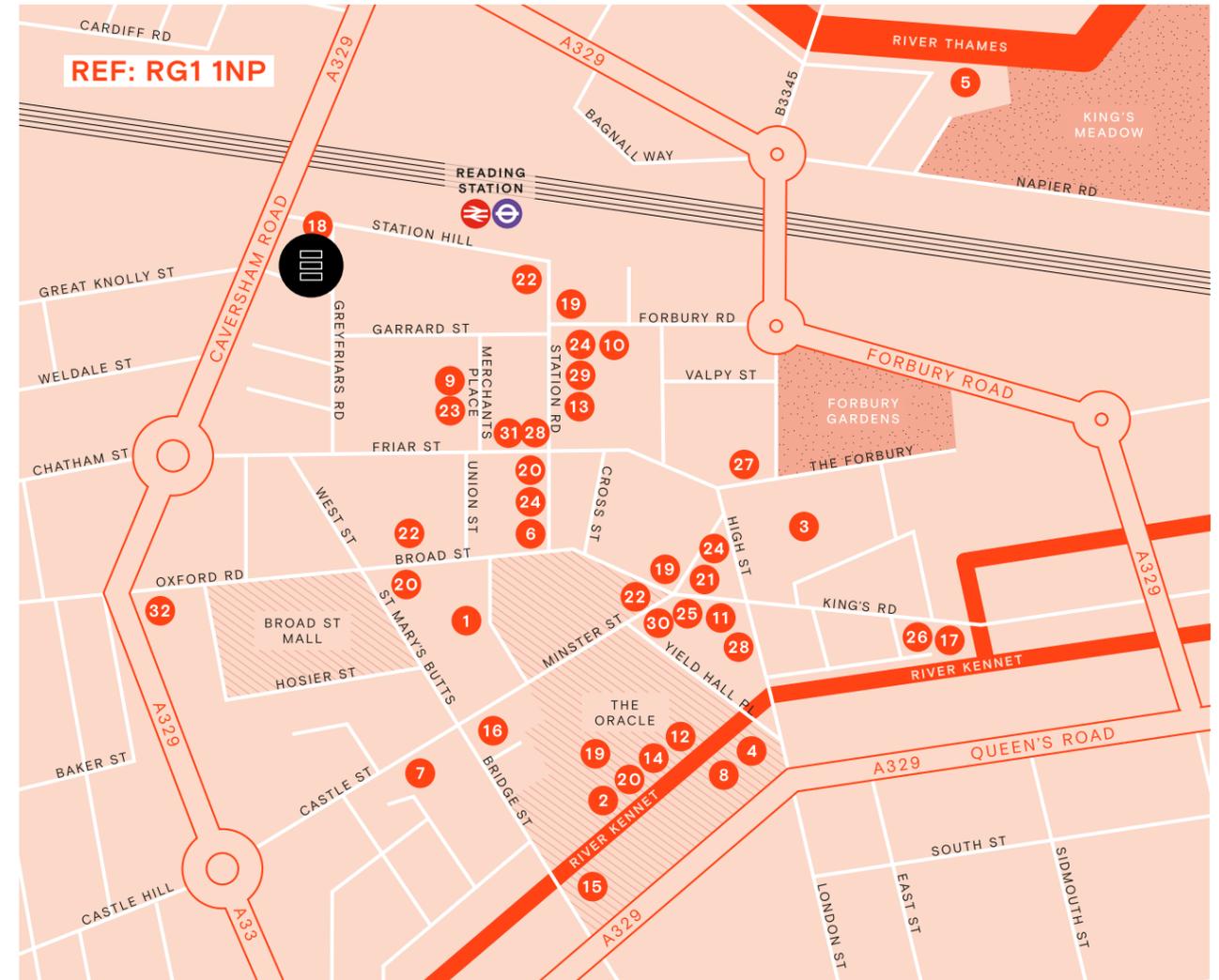


– The Oracle shopping centre offers 750,000 sq ft of high street favourites, riverside dining and a 10 screen Vue cinema.

– Reading has a diverse cultural scene, with The Hexagon, The Concert Hall and many other music arts and venues.

– The town offers a good mix of international and boutique hotels.

– There is a wide range of sport and gym facilities in the town.



BARS/RESTAURANTS/LEISURE

- 01 Bill's
- 02 Café Rouge
- 03 Carluccio's
- 04 Côte Brasserie
- 05 Thames Lido
- 06 Itsu
- 07 BrewDog
- 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 Café 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



THE NUTS AND BOLTS

Meticulous design and a unique high level specification create a productive and inspiring work environment for businesses to thrive.

OVERVIEW

- Full CAT A building.
- Newly configured reception.
- Floor to ceiling glazing on main elevations, providing excellent natural light.
- Exposed media style ceilings incorporating LG7 compatible lighting and a new heating and cooling system.
- Spacious communal roof terrace.
- Occupancy density 1:8m.

WCs AND SHOWERS

- Toilet accommodation and disabled facilities to be provided on a floor-by-floor basis, to include unisex WC compartments.
- New male and female changing rooms with two showers and 12 lockers located at ground floor.

PARKING SPACES AND ACCESS

- 6 on-site car parking spaces.
- Secure cycle storage.

LIFTS

- 8-person passenger lift serving ground and four upper floors.

MECHANICAL SERVICES

- Efficient heating and cooling for open plan office using new VRF system, comprising internal fan coil units and external ASHP.
- Supply and extract ventilation system for open plan office using new MVHR units.
- Separate centralised toilet extract ventilation system.
- Hot and cold water to all outlets.
- Dry rising main and landing valves at all floors.
- Control systems for efficient use of mechanical systems.
- CIBSE compliant internal design conditions: 21°C winter / 23°C ± 2°C, 35 NR for open plan office.

ELECTRICAL SERVICES

- CIBSE LG7 compliant lighting levels (over 300lux), with pendant linear lighting system for open plan office.

ELECTRICAL SERVICES (CONT'D)

- Combined PIR and daylight sensors within open plan office areas for primary lighting control.
- Dedicated external lighting system.
- Complete LV/small power, telecoms and CCTV systems.
- Electronic access control.
- Dedicated facilities for disabled persons complete with alarm and communication systems.
- Fully accessible L2 fire alarm system throughout.
- PV installation for sustainable power generation.

FLOORS AND CEILINGS

- Fully accessible raised floor set 80mm from the top of structural slab level.
- Average 3200mm floor to ceiling height for the office space with locally lowered services at heights of approximately 2660mm. A variation between 2800-2900mm floor to ceiling height for lift lobbies.

Viewings

Strictly through sole letting agents.

Terms

Upon application.

Contact

hatch
0118 933 1303
hatch-re.com

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

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

**CAMPBELL
GORDON**
0118 959 7555
campbellgordon.co.uk

Rob Marson
07778 467 781
rob@campbellgordon.co.uk

Fergus Haig
07553 141 137
fergus@campbellgordon.co.uk

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure 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 2022.

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