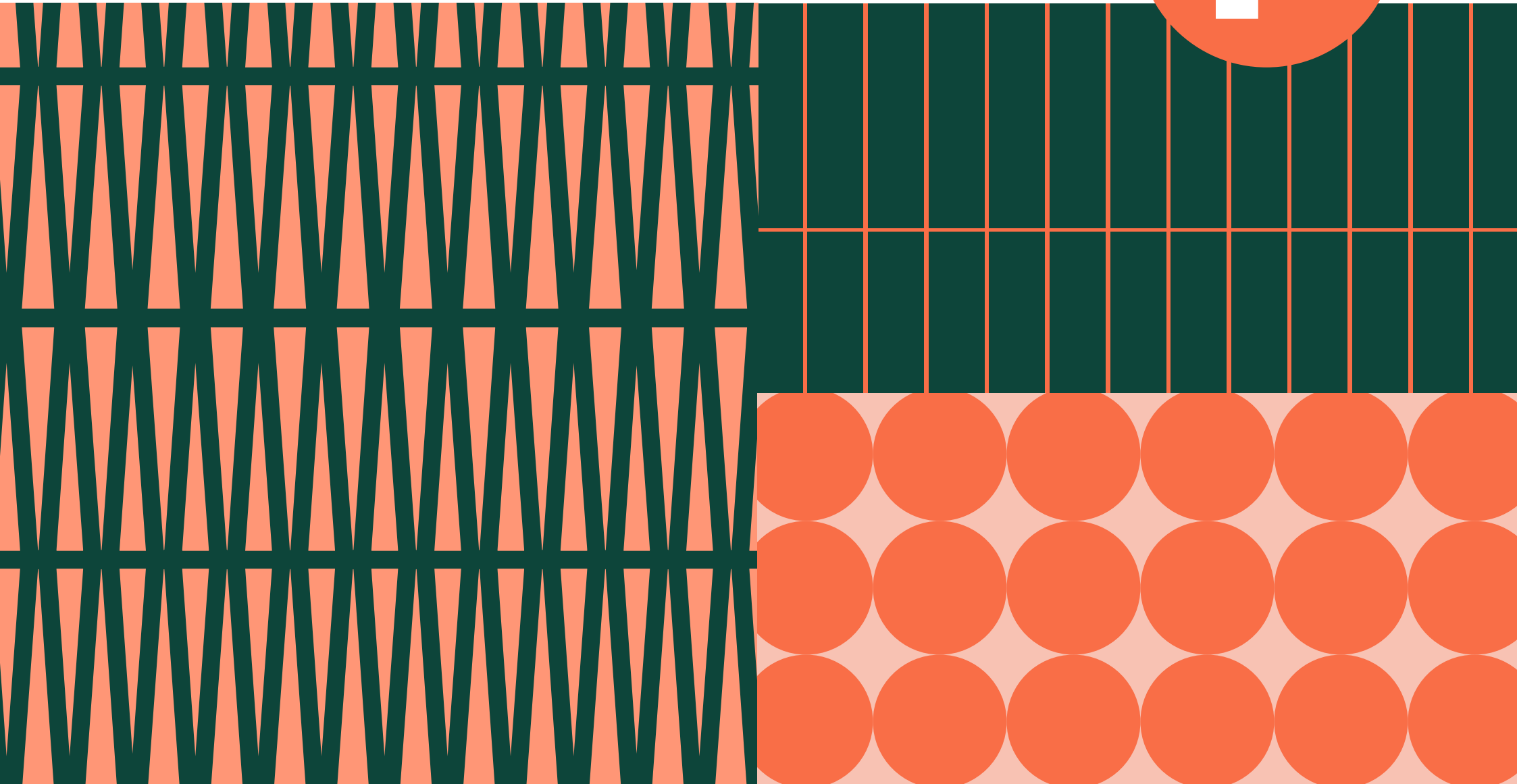


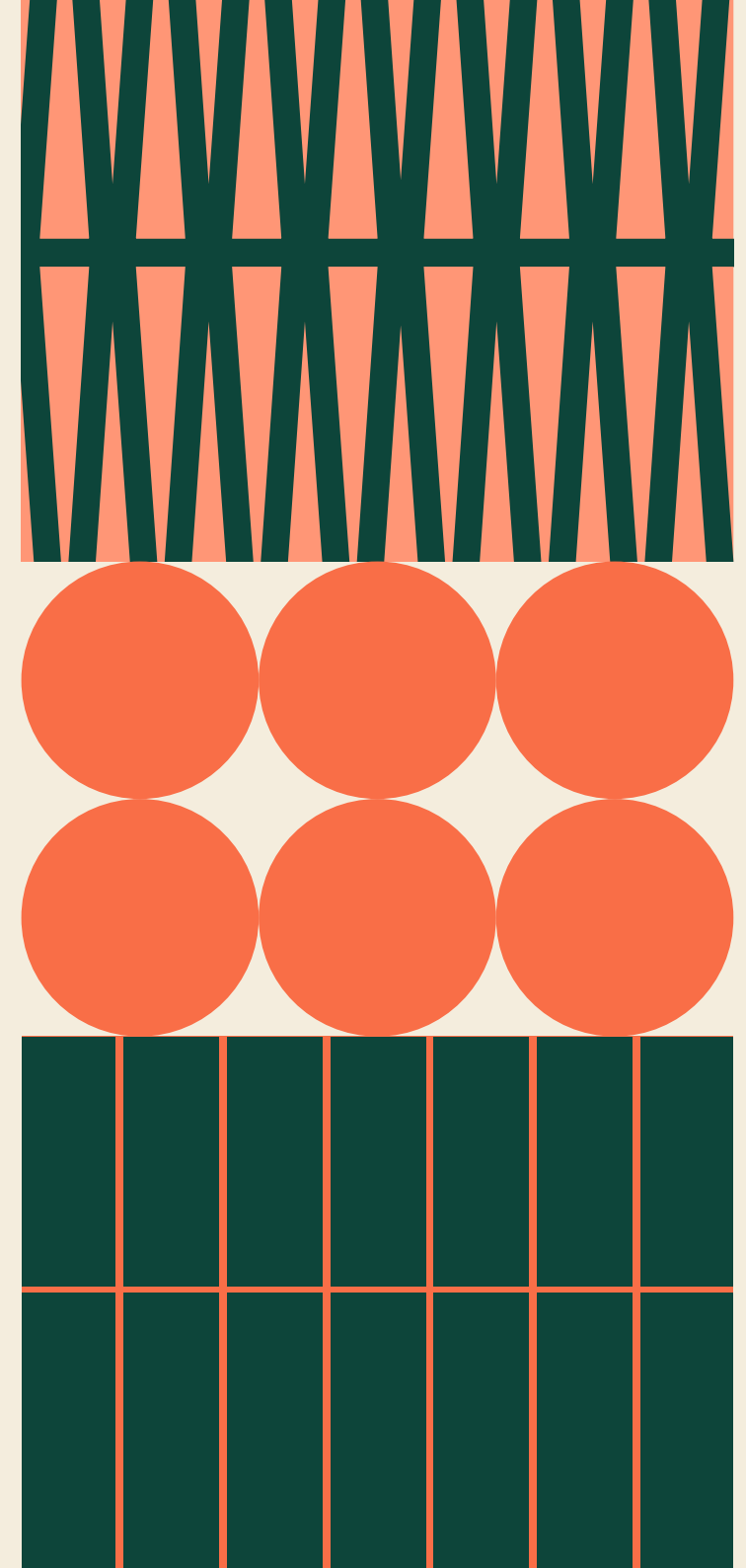
r+
Reading



Overview

Hello again.

r+ has changed, we think you'll
like what we've done.





**9,350 –
21,917 sq ft
of workspace
currently
available**

Overview Reception

**Come
on in.**

The r+ reception & business lounge has been redesigned to create a warm welcome & sense of belonging.



Business lounge

Overview

More than you imagined.

Recently acquired by Oval and being fully repositioned through a contemporary refurbishment, r+ now offers 9,350–21,917 sq ft of 'Best in Class' aspirational workspace in the heart of Reading town centre.



Always number one.



Opposite Reading's Crossrail Station



Redesigned double height reception and onsite concierge



Ground floor business lounge



Communal coffee facilities



Newly refurbished end of journey facilities



68 secure bike spaces



1st and 5th floor terraces

Wellbeing Business Lounge

**Break
out.**

Our new lounge is the perfect space to collect your thoughts or welcome clients.



Business lounge

Ground Floor – Coworking

Reach out.

Spread across 16,071 sq ft on the ground floor, Impact Working provide a dedicated space available to occupiers. It features a mix of private office suites, dedicated desks and on-demand coworking, with meeting rooms for hire, private telephone booths and a wellness studio (with free classes) onsite.



- 1 Breakout
- 2 Hotdesks / breakout
- 3 Meeting space
- 4 Kitchenette / breakout



Wellness studio with free yoga and HiIT classes



Wellbeing Terrace



Wellbeing End of Journey Facilities



Shower and changing facilities



Secure bike spaces

Environmental, Social & Governance

Consciously aware.

We know ESG credentials and sustainability is at the forefront of businesses minds. We've got it covered.



BREEAM
'Excellent' Rating



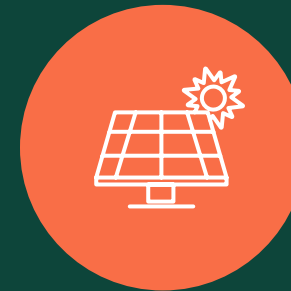
EPC A
'A20' Rating



Real Living
Wage employer



Tenant digital
portal and app



Roof mounted
solar panels



All electricity from
100% renewable source



Discounts, free membership
and preferential rates at
The Corn Stores (see Pg 21)



Electric car
charging points



Energy efficient
LED lighting

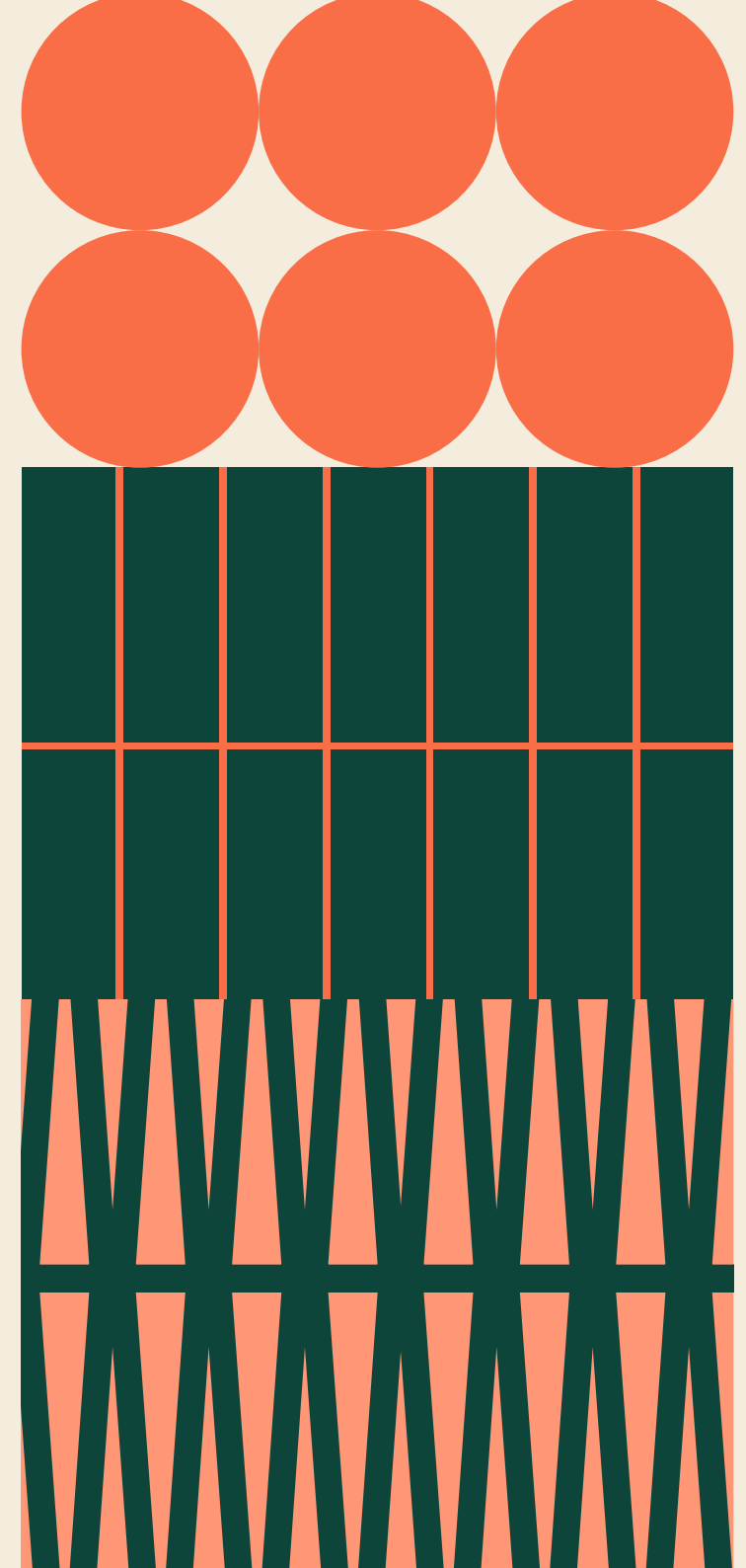


Multi-model, sustainable
location, directly opposite
Reading Crossrail Station

The Space

Step forward.

r+ gives you a workspace to keep you ahead of your competition. The high specification at r+ means you can keep things running smoothly 24/7.



The Space

Summary Specification



Barrier controlled access in reception



4 x 13 person passenger lifts



Goods lift between lower ground and ground floor



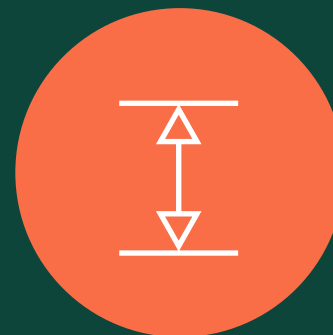
VRF air conditioning



1:10 sq m occupational density with 1.5m planning grid



Raised access floor 125mm



2.7m floor to ceiling height



1st and 5th floor terraces



5th floor roof terrace



Electric car charging point

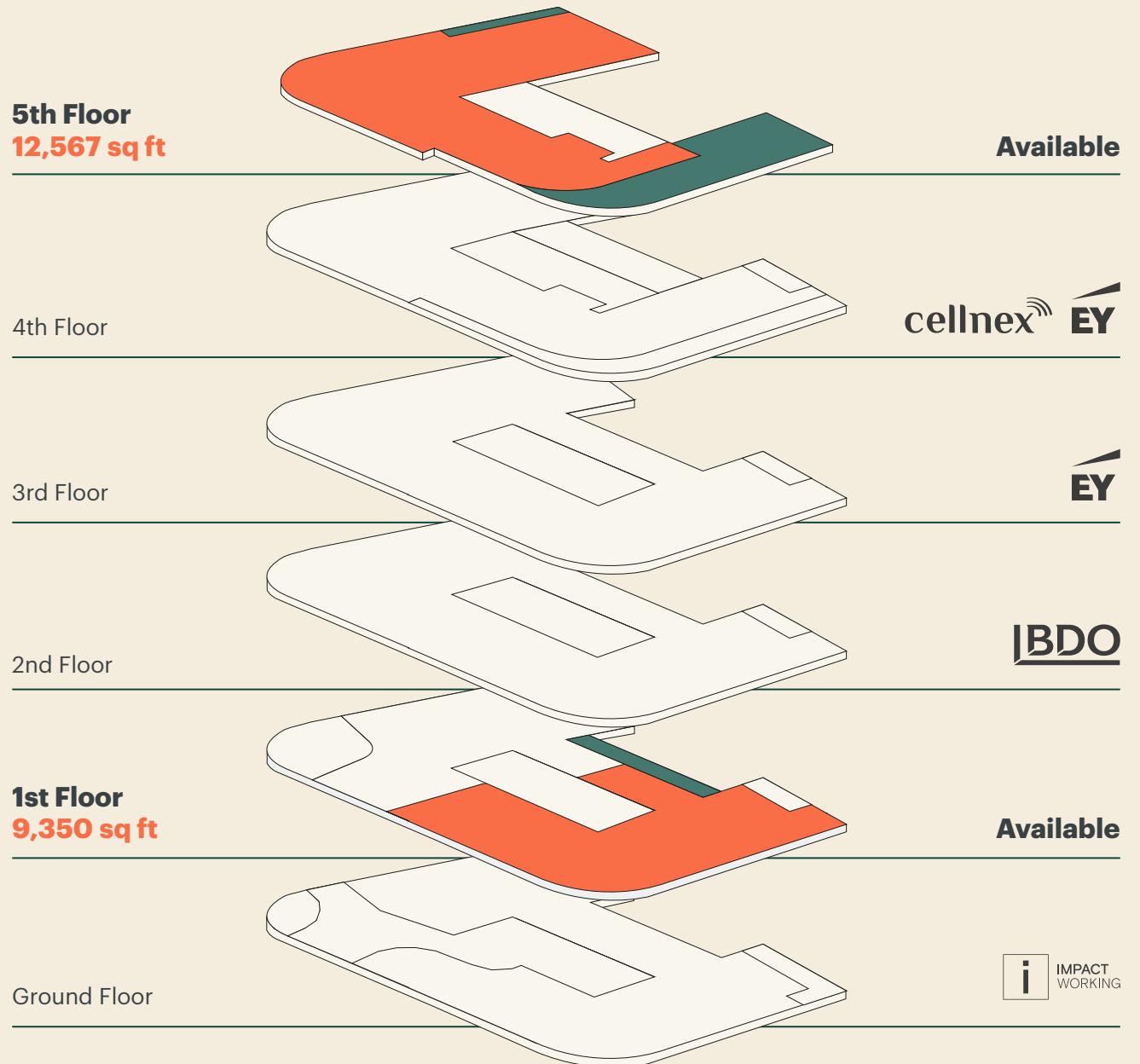


Reception



Passenger lift

Accommodation Stacking Plan



*All measurements are IPMS3.

The Space First Floor



Cat A

The Space Fifth Floor



Cat A

The Space Fifth Floor Fitted CGI



Floor Plans

First Floor Split

Unit A

Let

Unit B

9,350 sq ft / 869 sq m

Terrace

558 sq ft / 52 sq m



- Office
- Core
- Terraces

For indicative purposes only.
Not to scale.



Floor Plans

Fifth Floor

Office
12,567 sq ft / 1,168 sq m

Terraces
3,178 sq ft / 295 sq m



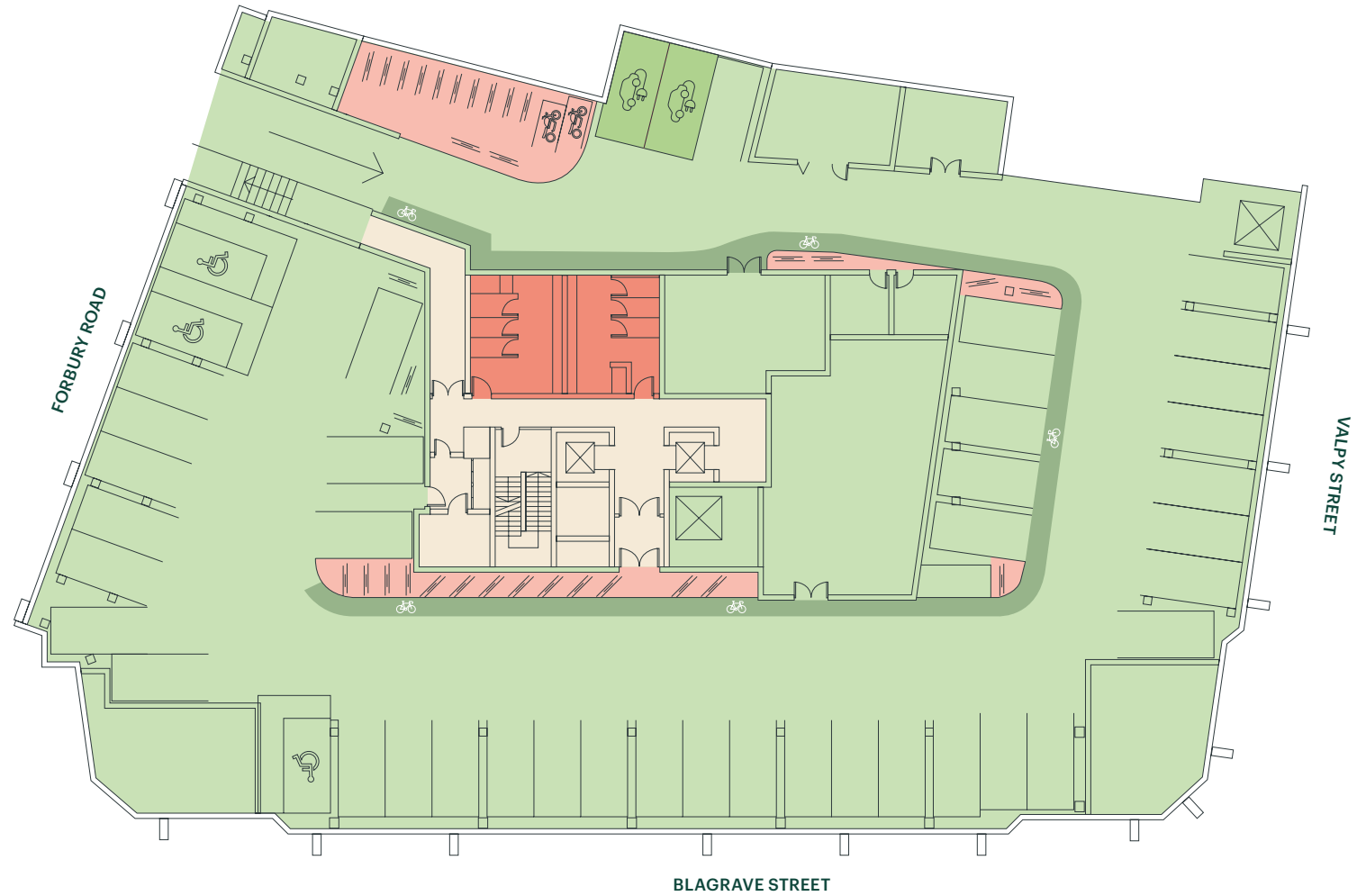
- Office
- Core
- Terraces

For indicative purposes only.
Not to scale.



Floor Plans

Lower Ground Floor



- Bike storage
- Showers
- Core
- Parking

For indicative purposes only.
Not to scale.

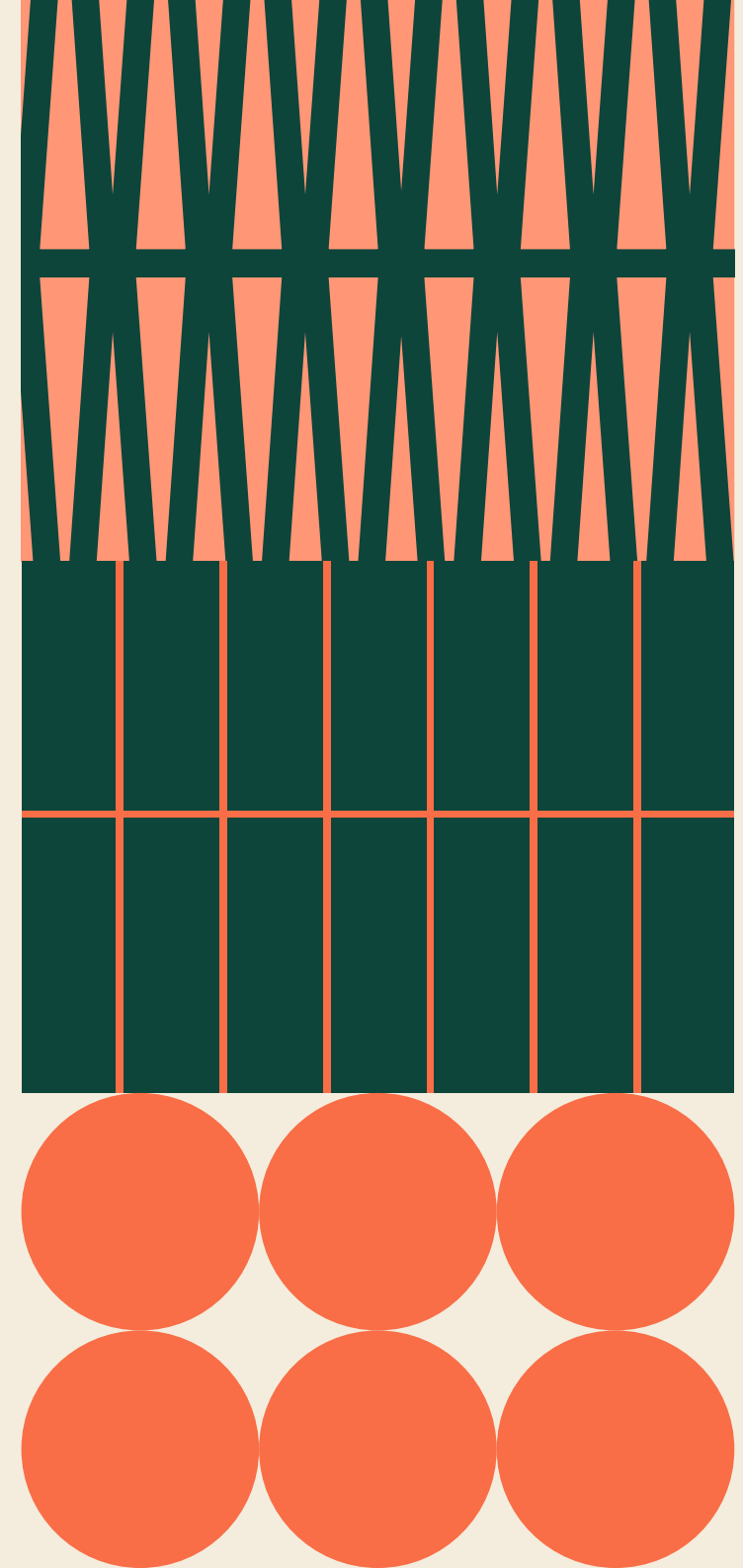


Location

Join in.

With a burgeoning social and retail scene, a revered university and one of the best places to live and work in the UK* – Reading continues to attract and retain the very best people from around the country and beyond.

*PWC Good Growth Cities Index 2017



**Location
Amenities**

A hop, skip and jump.

Reading town centre is highly accessible on foot, with the majority of town amenities within a 5 minute walk of r+.

Recent openings of The Corn Stores and The Roseate hotel add to what was already a vibrant and thriving town centre. A perfect mix of independent retailers, bars and restaurants, alongside high street brands and an unrivalled leisure offering including the Thames Lido a short walk away.



r+ Reading



The Corn Stores

We have negotiated preferential rates for occupiers including:

- 15% lunch menu discount (10% off at sister site on Mondays)
- Free membership (up to 8 executives per business)
- Preferential private hire rates.

- 1 Rowing on the Thames
- 2 Thames Lido
- 3 The Botanist
- 4 The Corn Stores
- 5 The Roseate



Location

Local Area Map

Bars/Restaurants/Leisure

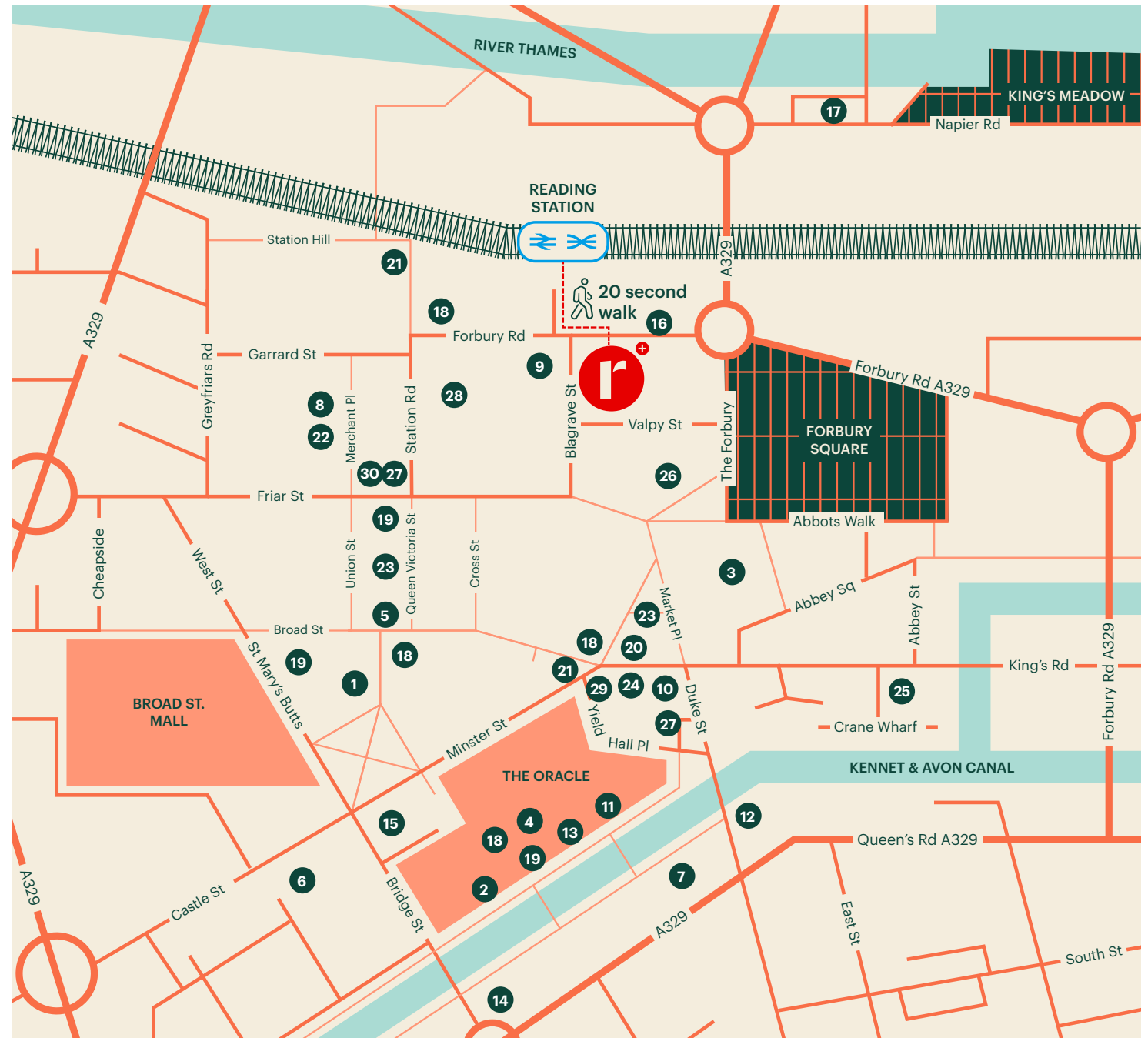
- 01 Bill's
- 02 Osaka
- 03 Carluccio's
- 04 Côte Brasserie
- 05 Itsu
- 06 BrewDog
- 07 Miller & Carter
- 08 Milk
- 09 The Oakford Social
- 10 Pho
- 11 Pizza Express
- 12 London Street Brasserie
- 13 Slug & Lettuce
- 14 Wagamama
- 15 Zero Degrees
- 16 The Corn Stores
- 17 Thames Lido

Cafés

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

Hotels

- 26 The Roseate
- 27 Ibis
- 28 Malmaison
- 29 Mercure George
- 30 Novotel



Location Proximity to Reading station

///reply.cups.fantastic



Location
Reading

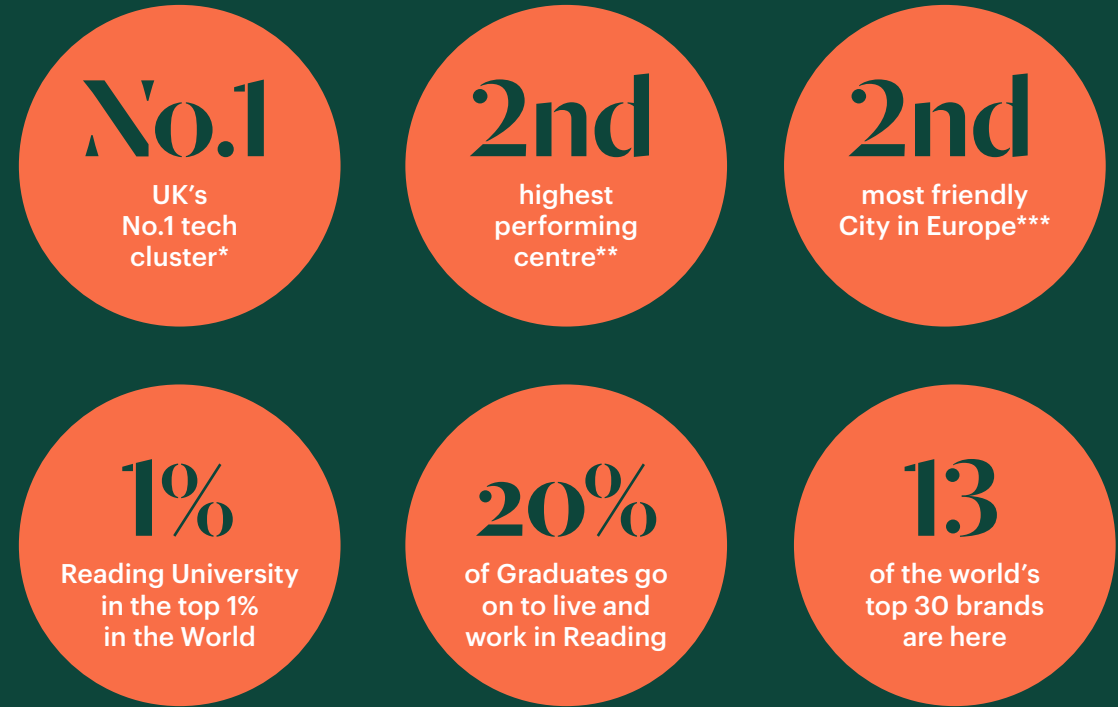
Leader of the pack.

Reading continues to attract big name business with over 40% of the world's best brands calling Reading home.

It consistently appears at the top of the list for one of the best places to live and work in the UK. It has a population of 322,000 with an average age of 33 – as well as house prices 25% lower than Maidenhead. That combined with Reading's excellent transport connectivity, proximity to London, access to green spaces and a diverse amenity offering – makes the town an attractive proposition for occupiers seeking to employ a Hub and Spoke model.



Key facts



*livingreading.co.uk. **PwC Good Growth of Cities Index 2021. ***FDI Awards.

Local occupiers include



Connectivity

Stay connected.

Reading is at the heart of an excellent transport hub, providing excellent road, rail, airport and bus services. r+ sits just a few metres from Reading station – the second busiest interchange outside of London with routes reaching out across the UK.

Elizabeth Line trains start at Reading, operating through Central London. Operating a high frequency timetable, Reading will become part of the London transport network for the first time. For those currently wanting to get to Heathrow, the dedicated RailAir link departs every 20 mins from Reading Station.

Connections and access to the M4 at three junctions provides wider connection to the national motorway network and the M25.

By road

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

r+ Reading

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



Elizabeth line travel times from Reading station



Rail and road connections



Team

Oval.

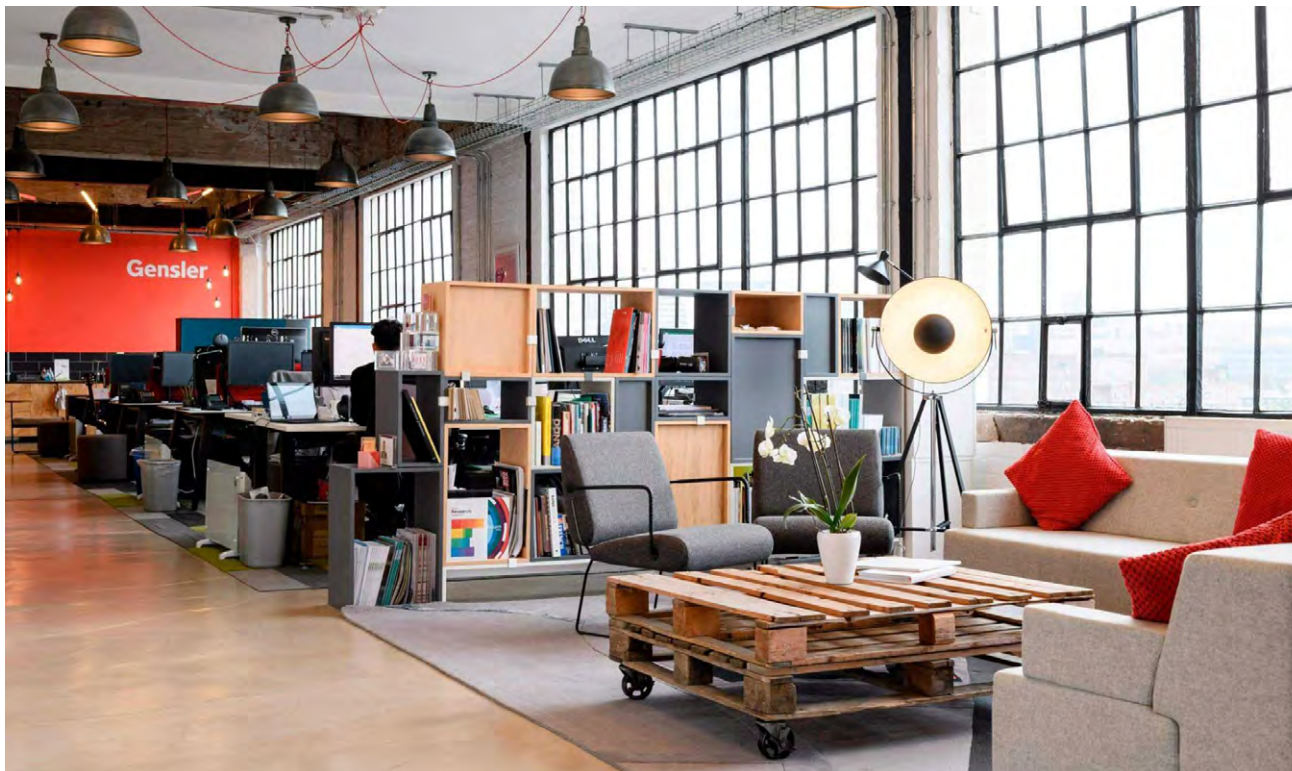
Oval invests in buildings and neighbourhoods throughout England, Wales and Scotland with teams and offices in London, Birmingham and Manchester.

We specialise in the regeneration of underestimated places and spaces to deliver outstanding working communities and buildings. We partner with investors, landlords and the public sector.

The team at Oval is driven by creating workspaces that bring out the best in our tenants and their employees. We look to the grain of a building and place to create bold workspace for ambitious occupiers of all types.

This requires a careful balance that respects the places we work, brings change that serves all and partners with the best people available. We work on the basis that thoughtful change lasts longer.

We enjoy working with councils, local government, civic bodies, influencers, cultural organisations, designers, artists, architects and exceptional creative talent. We have worked with docks, car parks, mills, factories, wharfs, bunkers, yards, viaducts, stations, tunnels, churches, airfields and simple office buildings. We are agnostic on the starting point but we are clear on the delivery of future proof spaces as our end game.







Further information.

To find out more and arrange a viewing, please contact the joint sole letting agents below.

Viewings are strictly by appointment.

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Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2023. All building images are computer generated.

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