



**READING  
BRIDGE  
HOUSE**

**Grade A Office to let  
From 2,000 sq ft**



# Brand new fully-fitted suites









**Reading Bridge House is undergoing an extensive refurbishment to provide a new and upgraded Reception and Cafe arrival point. The works are due to complete in Q3 2024 and will offer tenants improved amenity on site.**

Café refurbishment CGI

# Refurbished Office floors

## Your Space, Your Way

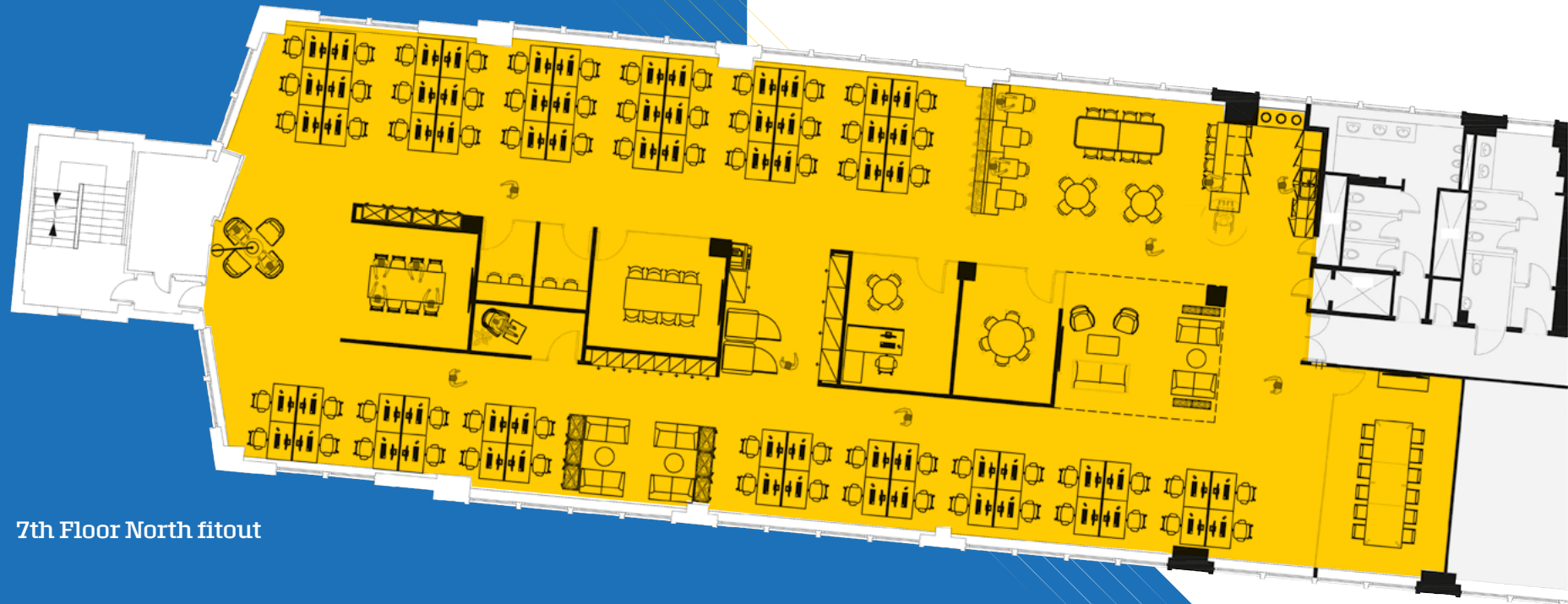
Reading Bridge House offers flexible, light floor plates which can be split to suit your requirements.

We can offer either CAT A, CAT A+ and Fully Fitted suites from 2,000 sq ft.

### Availability

| FLOOR        | SQ FT               | SQ M         | PARKING SPACES |
|--------------|---------------------|--------------|----------------|
| 6th          | 11,838 sq ft        | 1,100        | 13             |
| 7th          | 11,580 sq ft        | 1,076        | 13             |
| <b>TOTAL</b> | <b>28,079 sq ft</b> | <b>2,209</b> | <b>26</b>      |

EPC rating: C



7th Floor North fitout

## Occupiers include:

**CAPITAL** COMMERCIAL FINANCE

**3CS**

**Capita**

**CAMPBELL GORDON**

**P**

**Bentley**

**JAMES COWPER** KRESTON

**TEC PARTNERS**

**WillingCare** RECRUITMENT

**REALISTIC**

**utp**

**PSYCHOLOGYTOOLS**

**first intuition** where people count

**Ascot Lloyd** Independent Financial Advice

**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**



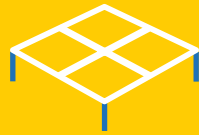
**Metal suspended ceilings**



**LED Lighting**



**Specification**



**Fully accessible raised floors**



**Parking ratio of 1:830**



**Coffee shop**



**Secure cycle storage**



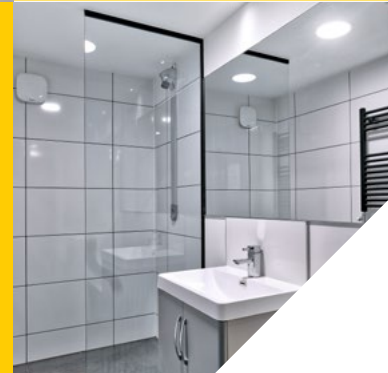
**Concierge reception**



**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 FTSE 100 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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