



**READING
BRIDGE
HOUSE**

**Grade A Offices to Let
From 2,000 to 12,000 sq ft**

Bespoke fully-fitted suites





Tea point



Meeting room



Cafe

Reading Bridge House has recently undergone a comprehensive refurbishment, enhancing its facilities with a brand-new, upgraded café and reception area. Occupants now enjoy a more convenient and elevated amenity experience, designed to better meet their needs.



Reception

Your Space, Your Way

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

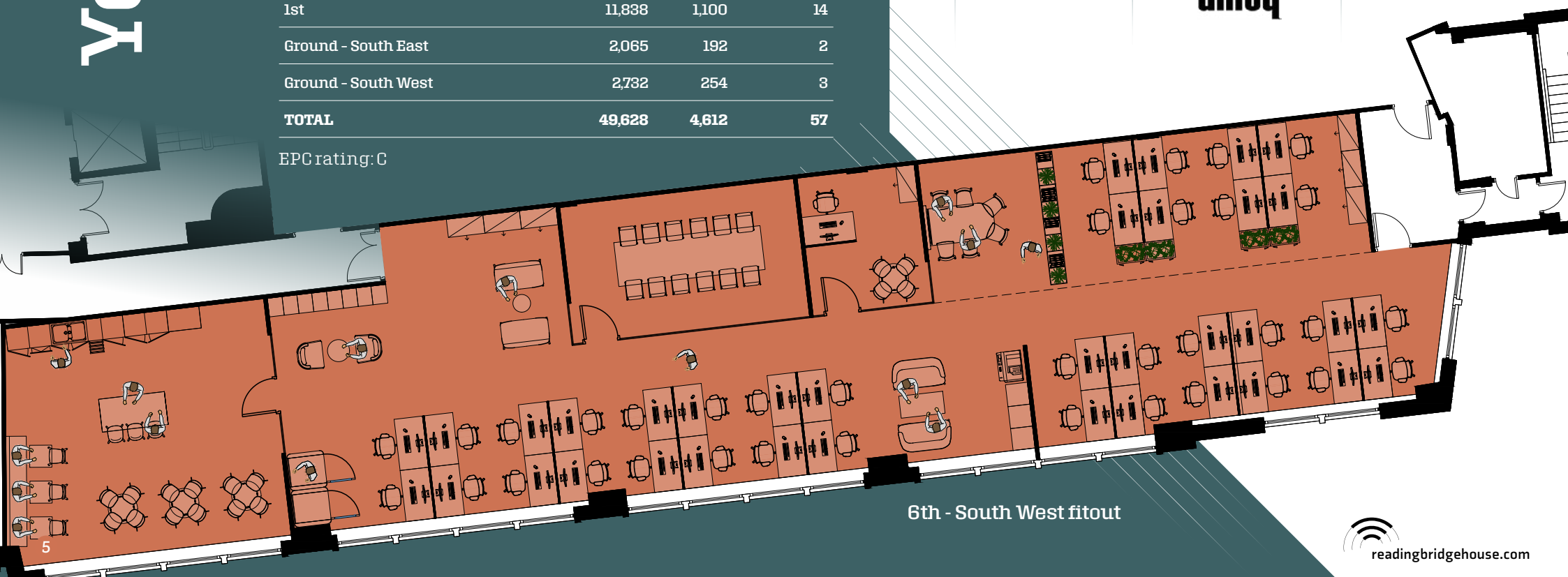
We can offer either Cat A, Cat A+ or Fully Fitted suites from 2,000 sq ft.

Availability

FLOOR	SQ FT	SQ M	PARKING SPACES
7th - South East	1,967	183	2
6th - South West	3,346	311	4
4th	4,004	372	4
3rd	11,838	1,100	14
2nd	11,838	1,100	14
1st	11,838	1,100	14
Ground - South East	2,065	192	2
Ground - South West	2,732	254	3
TOTAL	49,628	4,612	57

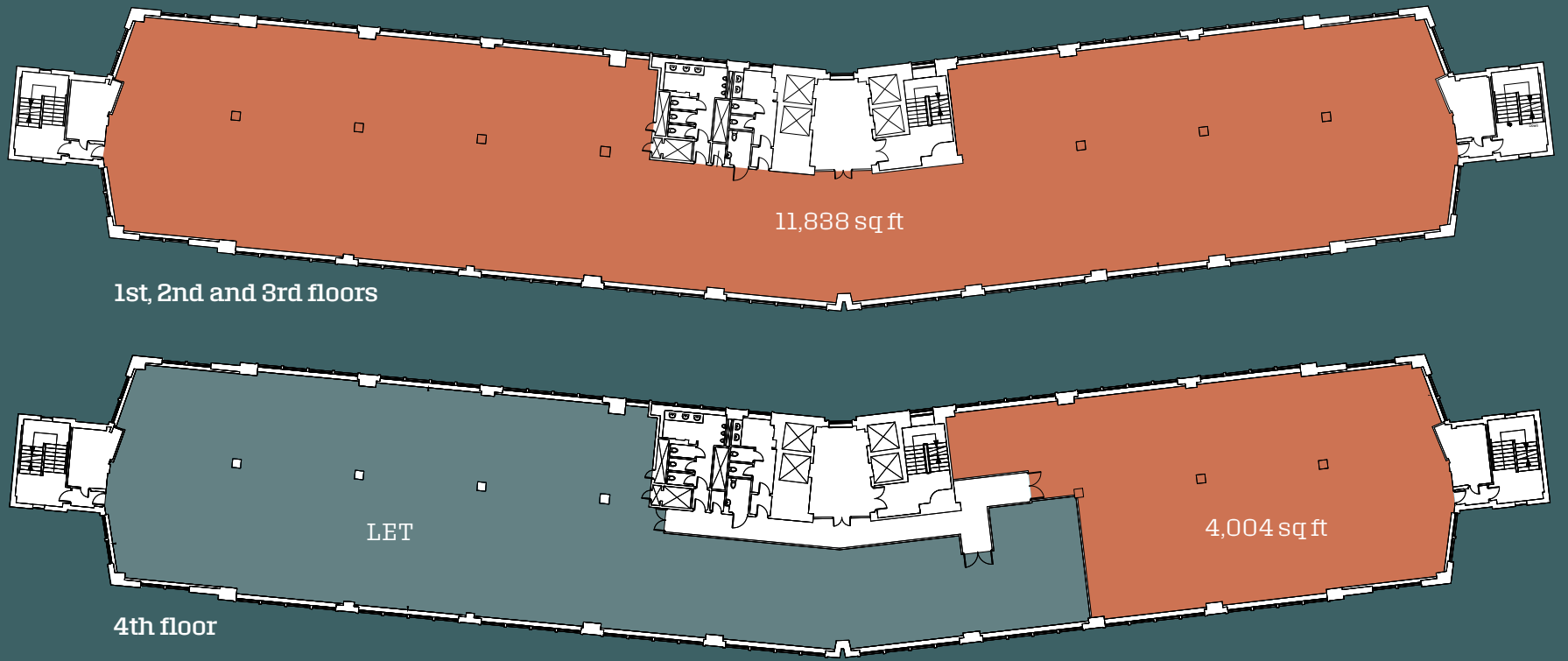
EPC rating: C

Vibrant Growing Community



6th - South West fitout

Split to suit your requirements



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



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



Christchurch Bridge



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



Fully accessible raised floors



Parking ratio of 1:830



Newly Refurbished Cafe



Secure cycle storage



Concierge reception



On-site security with CCTV



New shower facilities



Specification

Thames view from the building





Unrivalled connections

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



M4J10
6miles



M25
25miles



London
44miles



Heathrow
45min
via RailAirlink



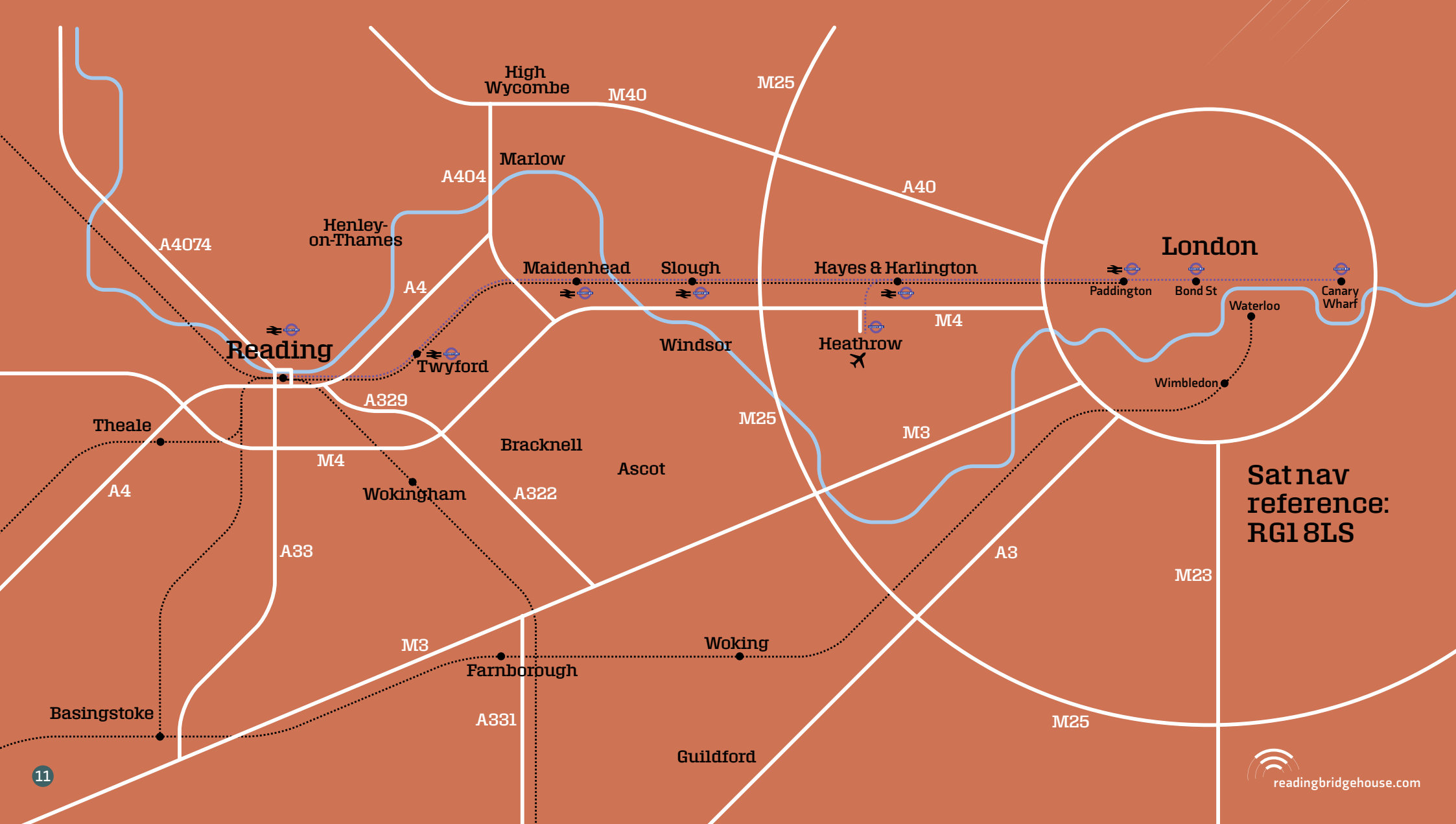
Paddington
23mins | 61mins



Bond Street
64mins



Canary Wharf
74mins



Sat nav
reference:
RG1 8LS

All enquiries

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The owners support the Code for Business Premises in England
Wales 2007, produced by The Joint Working Group on Commercial Leases.
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