

17-27 STATION ROAD
READING RG1 1LG

STATION WORKS



STATION WORKS

GET ON THE
RIGHT TRACK

STATION W^ORKS

HELLO, READING.
YOU'RE LOOKING
GORGEOUS TODAY

JUST THE TICKET

A brand-new refurbishment providing 5 floors of office space, a fantastic reception/business lounge, and new retail

Floor	sq ft	sq m	
5	3,442	319.8	Fitted out
4	3,592	333.7	Fitted out
3	3,682	342.1	Base build
2	3,505	325.6	Base build
1	3,579	332.5	Base build
G	–	–	Reception
Total	17,800	1653.7	

NIA

READY TO MAKE A MOVE IN Q4 2024

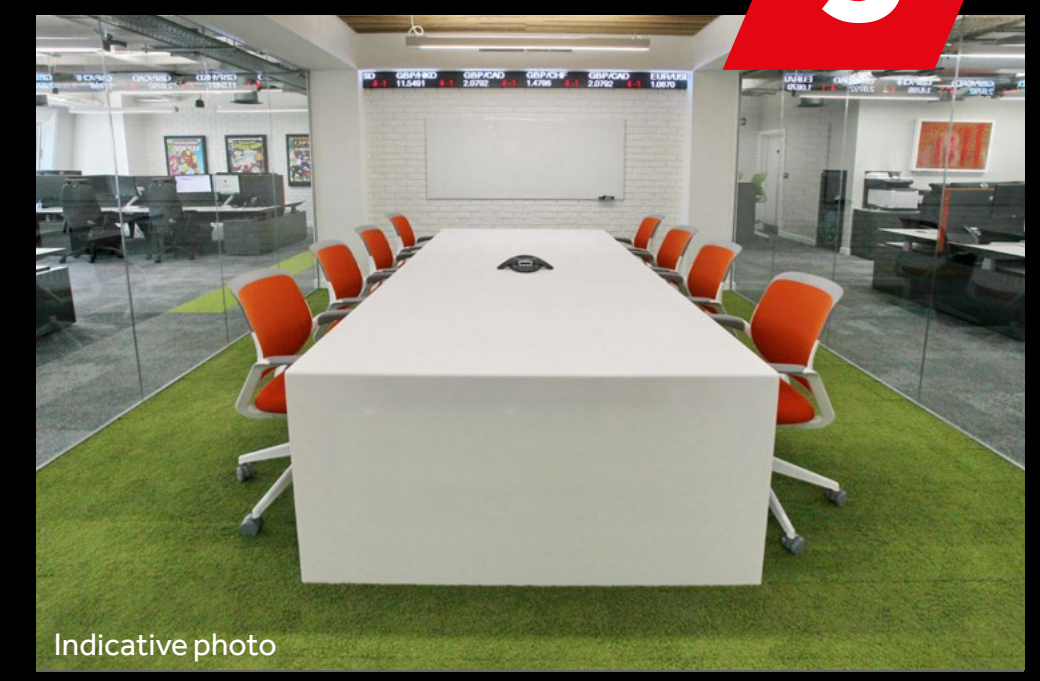


**FULLY FITTED
& FURNISHED
3,442 SQ FT
(319.8 SQ M)**



- REFURBISHED COMMON PARTS
- VRV AIR CONDITIONING
- EXPOSED SERVICE DESIGN
- SUSPENDED LED LIGHTING
- EXCLUSIVE WC
- EXCLUSIVE SHOWER
- PLUG IN AND GET TO WORK
- 2 X 8 PERSON REFURBISHED LIFTS
- PARKING SPACE AVAILABLE
- FULLY FURNISHED

FULLY FITTED AND FURNISHED
3,442 SQ FT
 (319.8 SQ M)



Plan of workspace



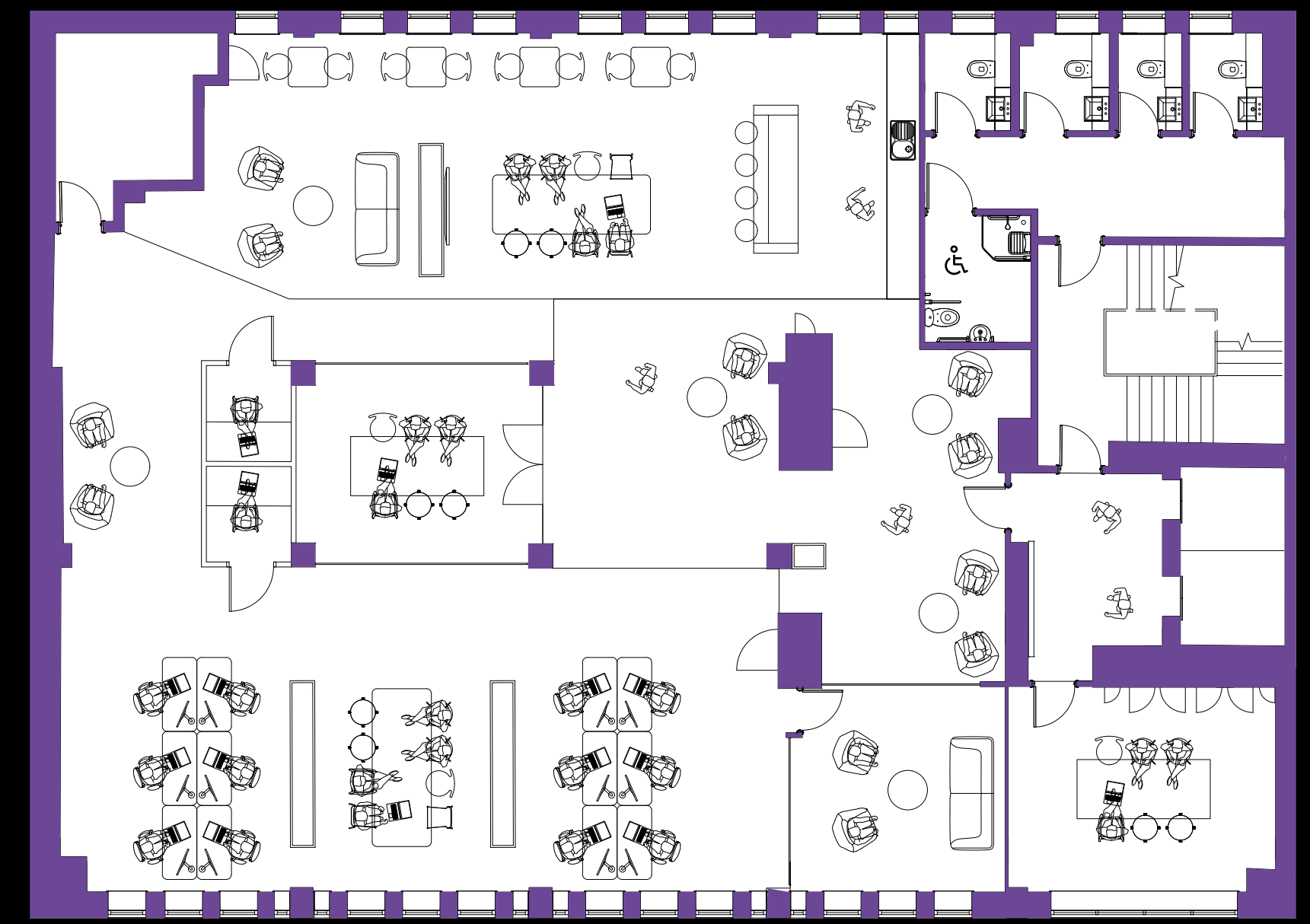
ALL THE BELLS AND WHISTLES

- REFURBISHED COMMON PARTS
- VRV AIR CONDITIONING
- EXPOSED SERVICE DESIGN
- SUSPENDED LED LIGHTING
- EXCLUSIVE WC
- EXCLUSIVE SHOWER
- 2 X 8 PERSON REFURBISHED LIFTS
- PARKING SPACE AVAILABLE

FULLY FITTED AND FURNISHED
3,592 SQ FT
 (337.7 SQ M)



Plan of workspace

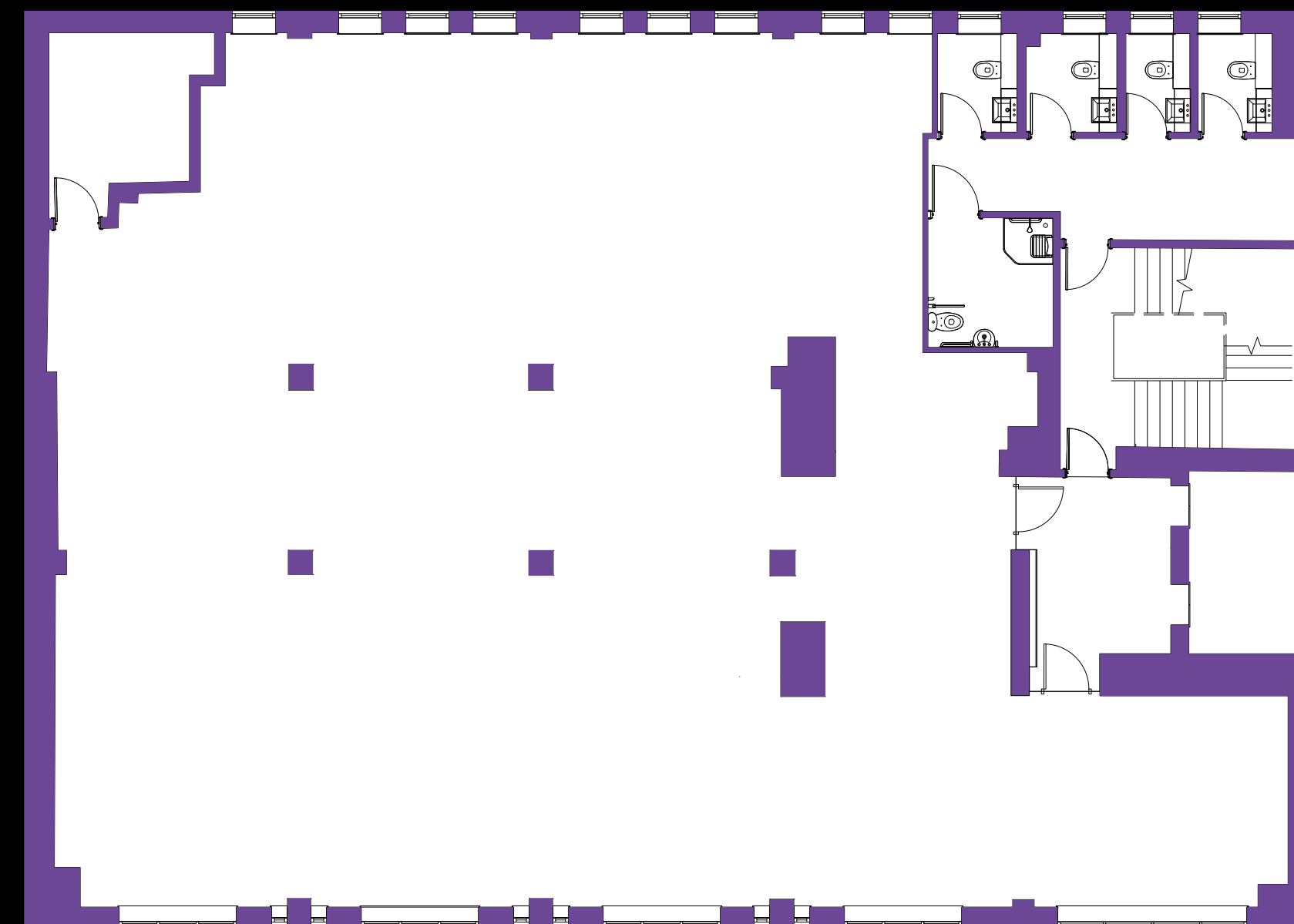


ALL THE BELLS AND WHISTLES

- REFURBISHED COMMON PARTS
- VRV AIR CONDITIONING
- EXPOSED SERVICE DESIGN
- SUSPENDED LED LIGHTING
- EXCLUSIVE WC
- EXCLUSIVE SHOWER
- 2 X 8 PERSON REFURBISHED LIFTS
- PARKING SPACE AVAILABLE

PRIMED FOR FIT OUT
3,682 SQ FT
(342.1 SQ M)

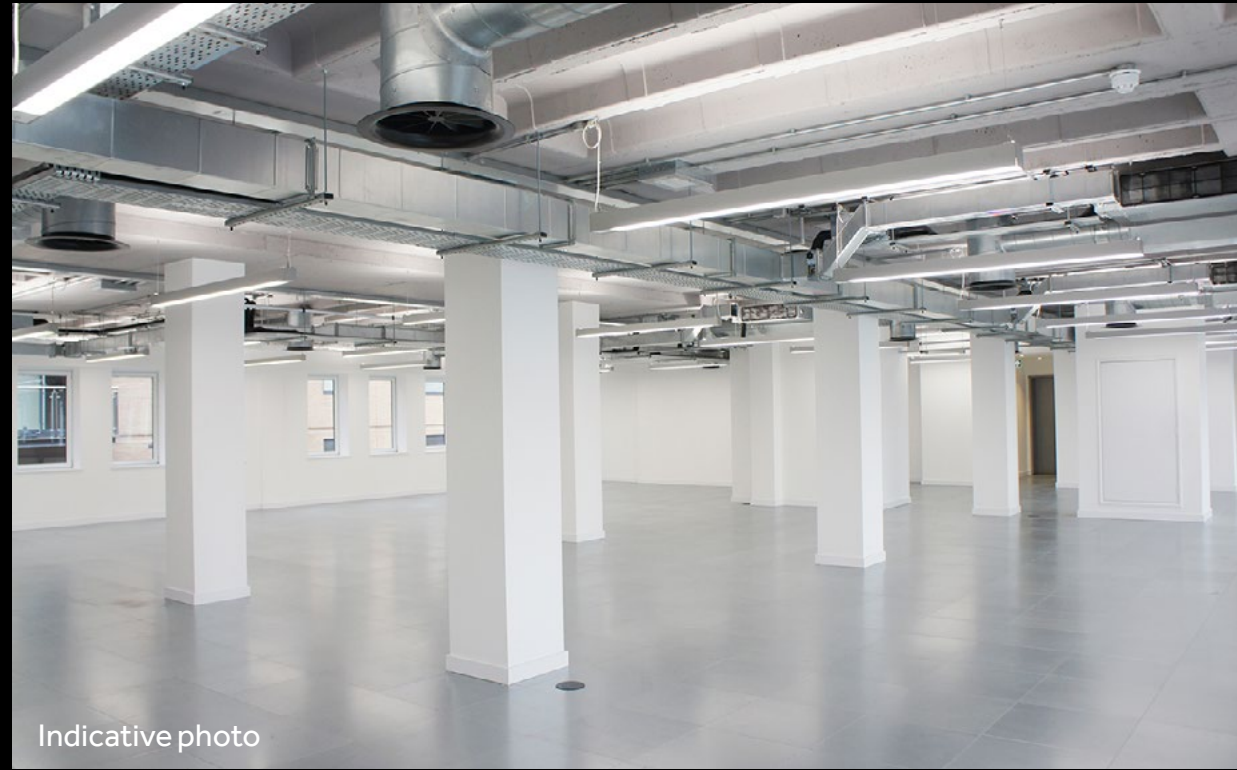
Plan of workspace



UPCOMING IMPROVEMENT WORKS

FLOOR **2**

**PRIMED
FOR
FIT OUT**
3,505 SQ FT
(325.6 SQ M)



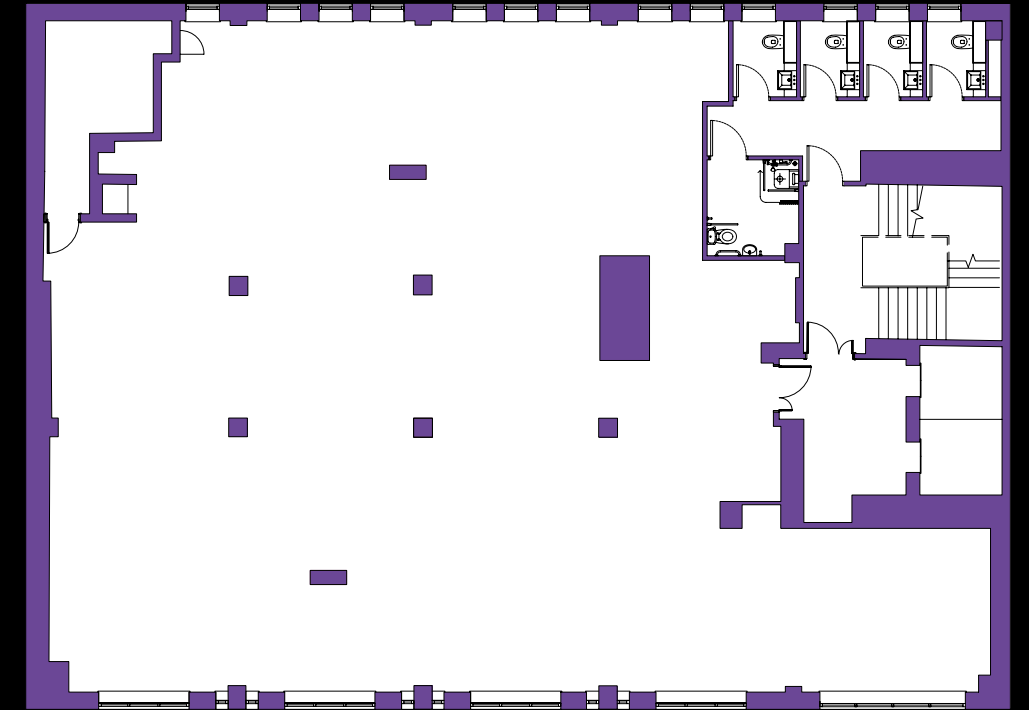
Indicative photo



- REFURBISHED COMMON PARTS
- VRV AIR CONDITIONING
- EXPOSED SERVICE DESIGN
- SUSPENDED LED LIGHTING
- EXCLUSIVE WC
- EXCLUSIVE SHOWER
- 2 X 8 PERSON REFURBISHED LIFTS
- PARKING SPACE AVAILABLE

FLOOR **1**

**UPCOMING
IMPROVEMENT
WORKS**
3,579 SQ FT
(332.5 SQ M)



FIRST CLASS DESTINATION

Reading is strategically positioned in the heart of the Thames Valley and is regarded as the South East's principal commercial hub.

Reading is unrivalled in the South East when it comes to infrastructure and connectivity to the rest of the UK. It also benefits from a world-renowned university, consistently providing a highly skilled/diverse workforce for the local economy.

As a result, Reading has been named the 3rd fastest growing economy in the UK and ranked in the top 25 European cities for foreign direct investment.

DRIVE TIMES

M4	10 mins
M25	30 mins
Oxford	45 mins
Central London	70 mins
Oxford	22 mins
Paddington	25mins
Tottenham Court Road	38 mins
London Liverpool Street	44 mins
Heathrow Airport	32 mins
Southampton	42 mins
Luton	60 mins
Gatwick	75 mins



LETTING OFF STEAM

CAFÉS

Caffè Nero
Pret A Manger
Milk Café
YayLo Café
Black Sheep Coffee
Starbucks Coffee

RESTAURANTS

Carluccio's
London Street Brasserie
Valpy Street Bar & Bistro
Coconut Bar & Kitchen
Côte Brasserie
Wagamama
Veenoo
Bill's

HOTELS

Malmaison
Novotel / Ibis
The Roseate Hotel

FITNESS

Buzz Gym
F45 Training
The Gym Group
PureGym

LEISURE

The Hexagon
Reading Museum
Biscuit Factory Cinema
Crazy Golf & Bowling
Vue Cinema



RETAIL

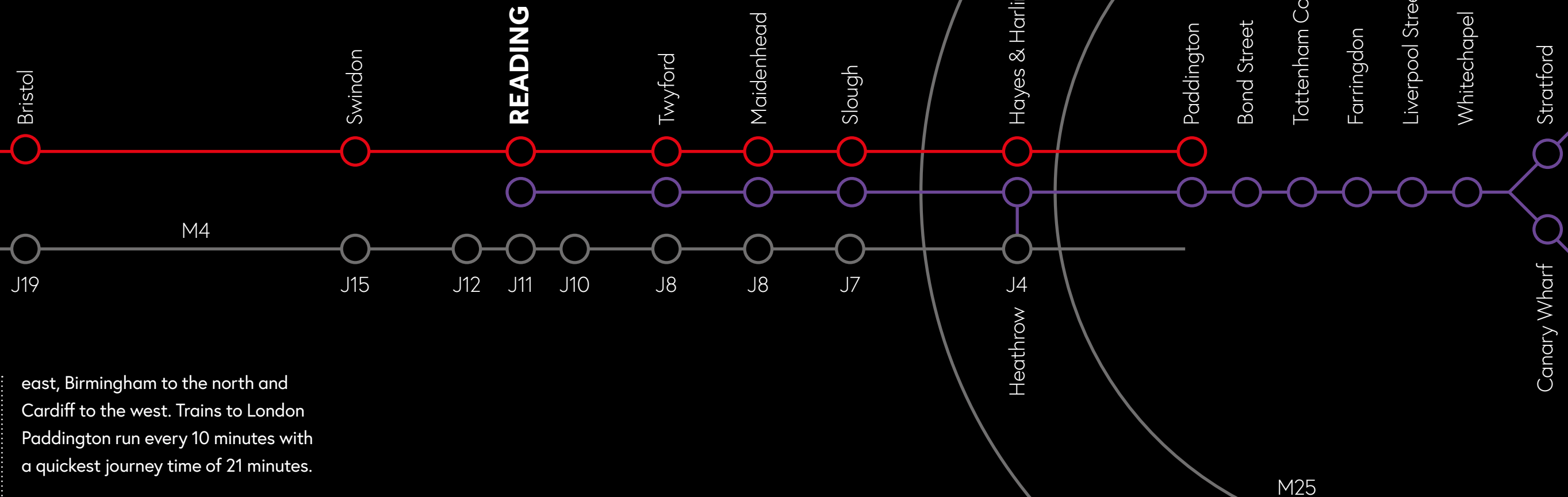
John Lewis
The Oracle
Broad Street Mall

LOCAL INTEREST

Forbury Gardens
Abbey Ruins
Banksy's Create Escape



-  National Rail
-  Elizabeth Line
-  M4 Motorway



Reading's strategic location, in the heart of the UK's transport network and its proximity to Heathrow and London, is one of its major attractions.

Reading railway station (1 minute's walk away) is one of the busiest rail hubs in Britain, connecting to London (Paddington and Waterloo) to the

east, Birmingham to the north and Cardiff to the west. Trains to London Paddington run every 10 minutes with a quickest journey time of 21 minutes.

The Elizabeth Line offers direct connections to the West End, the City and Canary Wharf without having to change trains.

MAKING CONNECTIONS



PLANNING YOUR VISIT



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