

PHOENIX

READING

STATION HILL
READING RG1 1NB

THE RIGHT IMPRESSION

PHOENIX







**5,975 TO
16,338 SQ FT**

*OF EXCEPTIONAL
OFFICE SPACE –
WITH CAT A+
FIT OUT ON THE
FIFTH FLOOR.*

Left: Reception
Below Left: Fifth floor CAT A+
Below: Exterior

Description

Phoenix is a high quality town centre office building totalling 52,000 sq ft, and is arranged over ground and five upper floors. The available accommodation is on the fourth and fifth floors, and is accessed via a newly refurbished double height reception.

Just 100m from the building is the new £850m Reading Station, with the Elizabeth Line (Crossrail) arriving in 2020.



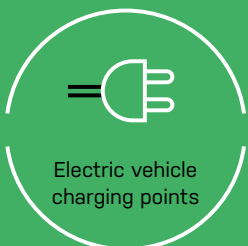
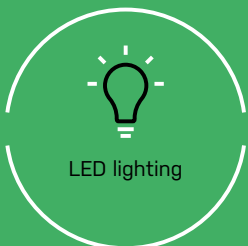
PHOENIX

A HIGHER SPECIFICATION

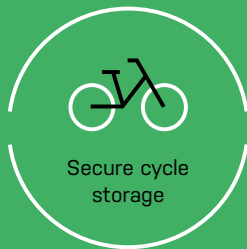
HIGH-END FINISHES FOR THE MOST DISCERNING OCCUPIER.

Industry commentators state "Phoenix is Reading's most cycle friendly workspace"

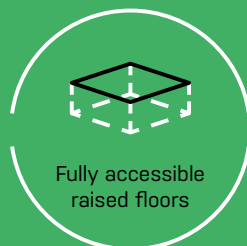
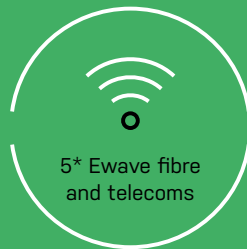
Green Credentials



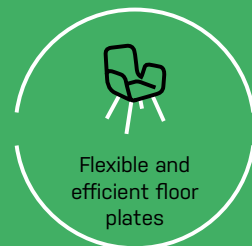
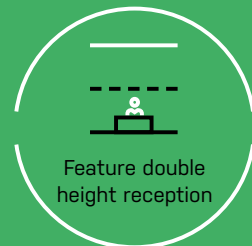
New Facilities



Specification

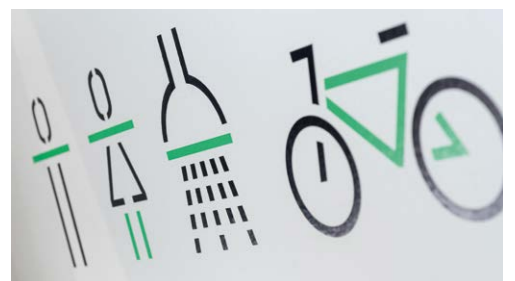


Quality Building





*Clockwise from top left:
Basement lockers
Typical shower
Reception wayfinding
Car parking
Fourth floor
Secure cycle storage
Way finding*



PHOENIX

MAKE YOUR MARK

*OUR CAT A+
SPACE ON THE
5TH FLOOR ALLOWS
OCCUPIERS TO ADD
THE FINISHING
TOUCHES*

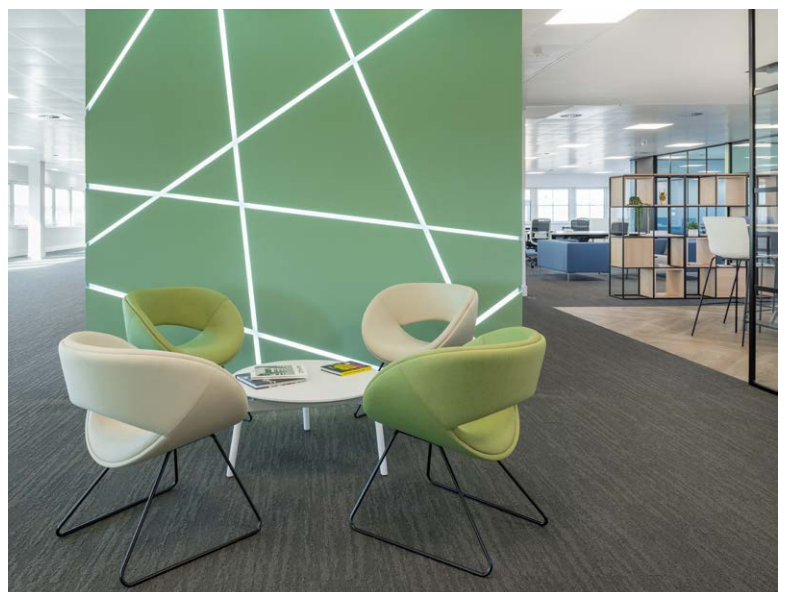




Move in with ease

The fitted out floor, whilst retaining flexibility, features a contemporary and functional openplan kitchen, breakout areas, ten person boardroom and a number of open plan desks in situ.

With a range of space planning options available for additional workstations – occupiers can choose the configuration that best suits their business needs.



PHOENIX

Below left and right fifth floor images

Bottom right fourth floor image



Accommodation

The available floors have been refurbished to a high standard, offering superb panoramic views across the city.

OCCUPIER THOUGHTS

"THE IMPROVEMENTS TO PHOENIX HAVE BEEN POPULAR WITH ALL OUR STAFF, ESPECIALLY THE NEW SHOWER FACILITIES. OUR BUILDING MANAGER IS EXCELLENT, HE ALWAYS PROVIDES A WARM WELCOME TO VISITORS AND DEALS WITH ANY ISSUES PROMPTLY. PHOENIX IS GREAT BUILDING IN A PRIME LOCATION."

Rachel Horton
Consultant – Office Manager
XPS Pensions Group

FLOOR	SQ M	SQ FT
Fifth west	555	5,975
Fifth east		Handd
Fourth	963	10,363
Third		XPS Pensions Group
Second		XPS Pensions Group
First		Samsung
TOTAL	1,518	16,338

*Measurements are IPMS3



SPACE THAT WORKS

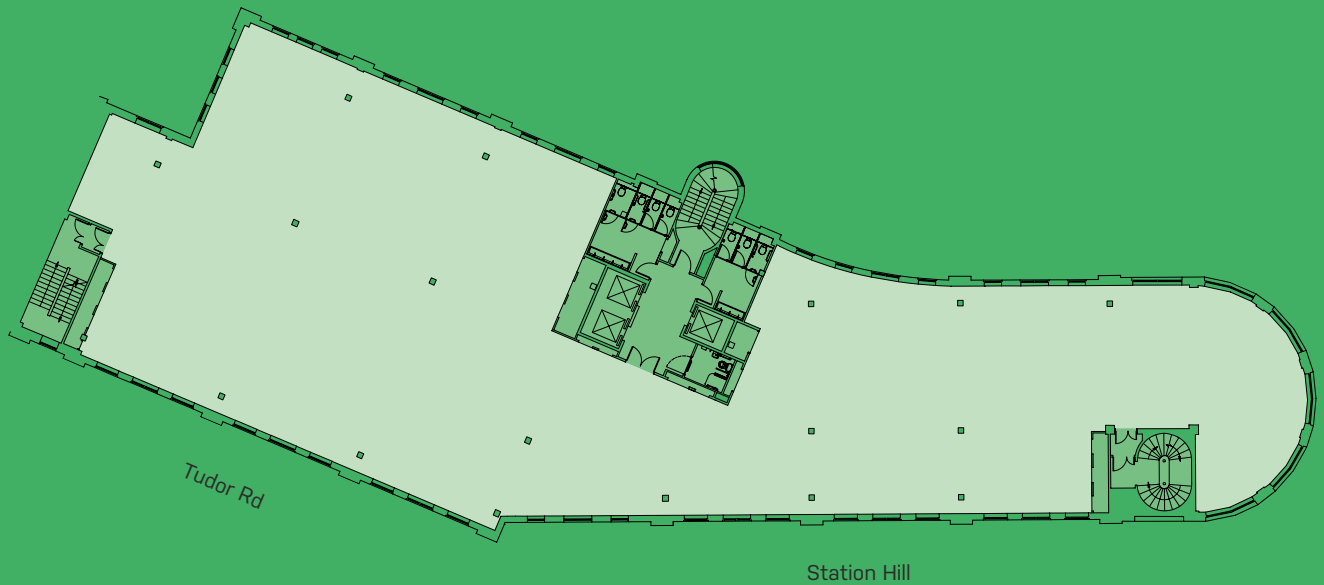
*FLEXIBLE FLOORS
SUITABLE FOR
A RANGE OF
OCCUPIERS.*



PHOENIX

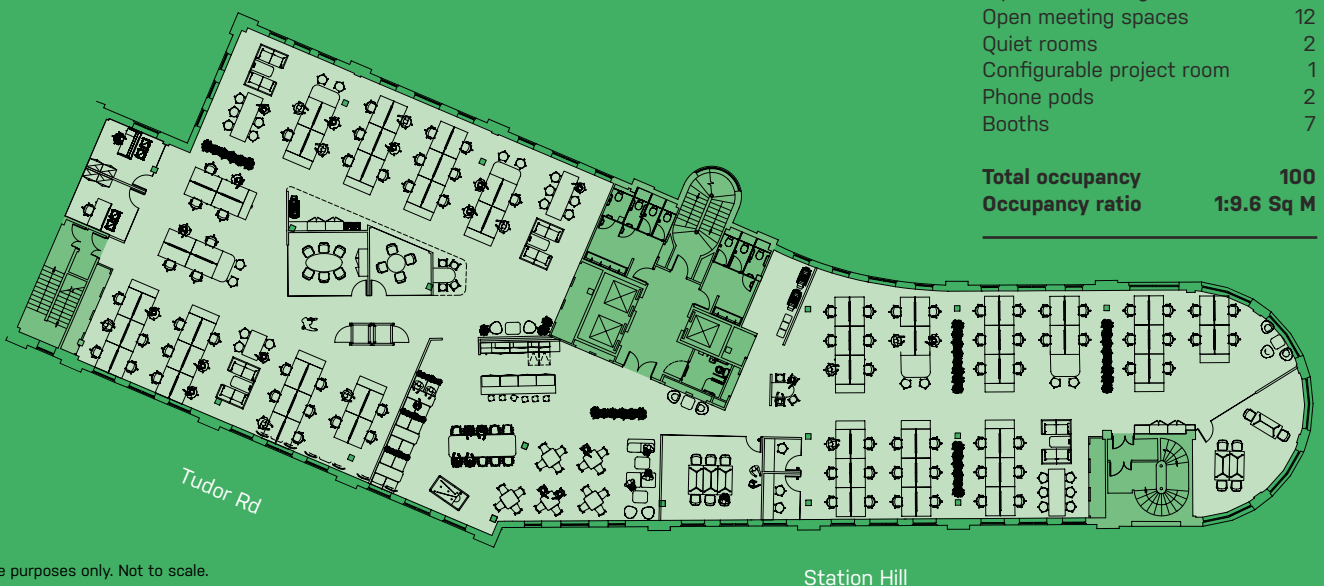
4TH FLOOR

10,363 SQ FT / 963 SQ M



4TH FLOOR INDICATIVE SPACE PLAN

10,363 SQ FT / 963 SQ M



Workstations	98
Hotdesks	6
1 person office	2
6 person meeting room	1
4 person meeting room	1
Open meeting spaces	12
Quiet rooms	2
Configurable project room	1
Phone pods	2
Booths	7

Total occupancy 100
Occupancy ratio 1:9.6 Sq M

NORTH



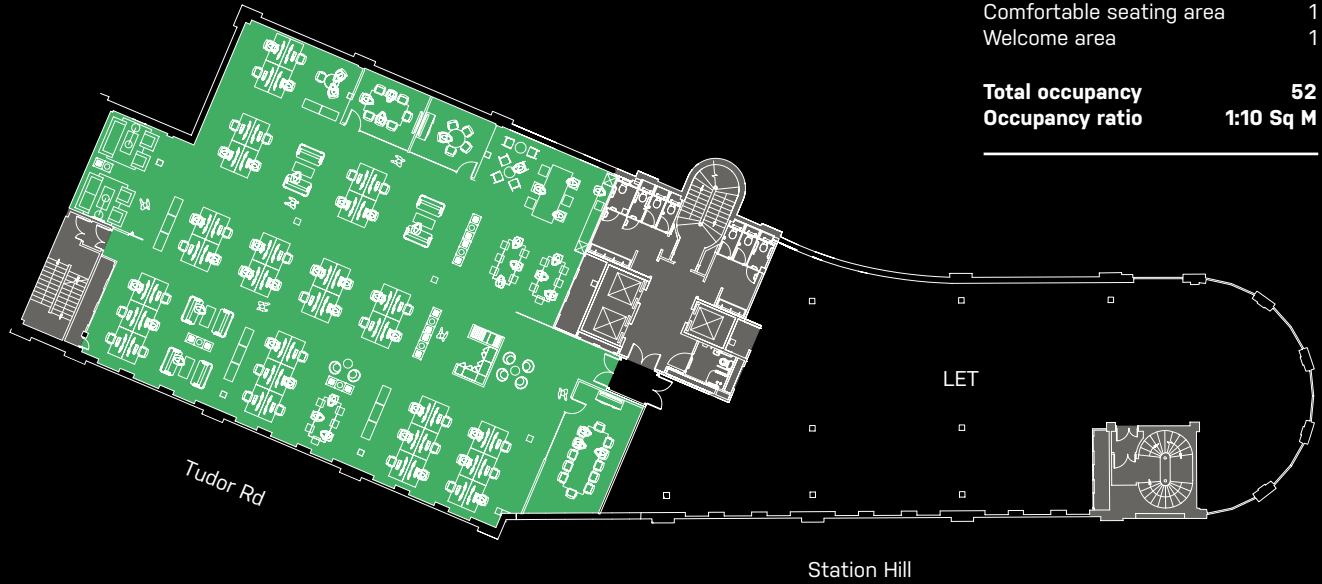
For indicative purposes only. Not to scale.
Floor measurements are IPMS3 areas.

Station Hill

SPACE TO MAKE YOUR OWN

PART 5TH FLOOR INDICATIVE SPACE PLAN – OPTION A

5,975 SQ FT / 555 SQ M

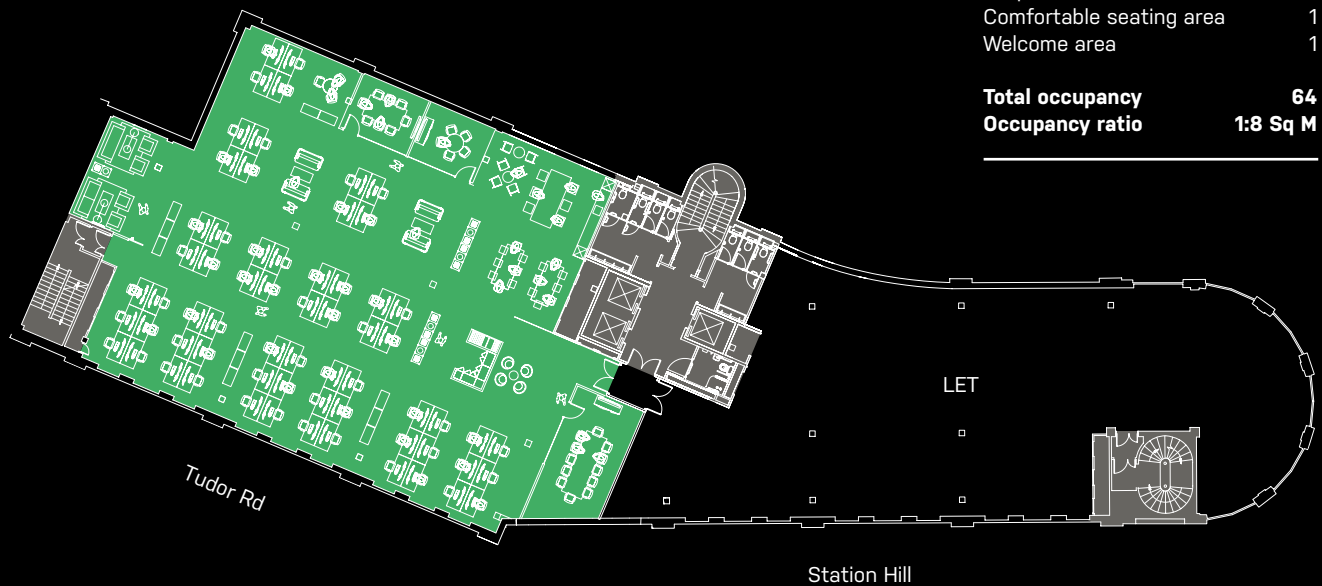


Workstations	52
5 person meeting room	1
8 person meeting rooms	1
12 person meeting rooms	1
Teapoint/breakout area	1
Comfortable seating area	1
Welcome area	1

Total occupancy 52
Occupancy ratio 1:10 Sq M

PART 5TH FLOOR INDICATIVE SPACE PLAN – OPTION B

5,975 SQ FT / 555 SQ M



Workstations	64
5 person meeting room	1
8 person meeting rooms	1
12 person meeting rooms	1
Teapoint/breakout area	1
Comfortable seating area	1
Welcome area	1

Total occupancy 64
Occupancy ratio 1:8 Sq M

PHOENIX



Local Area

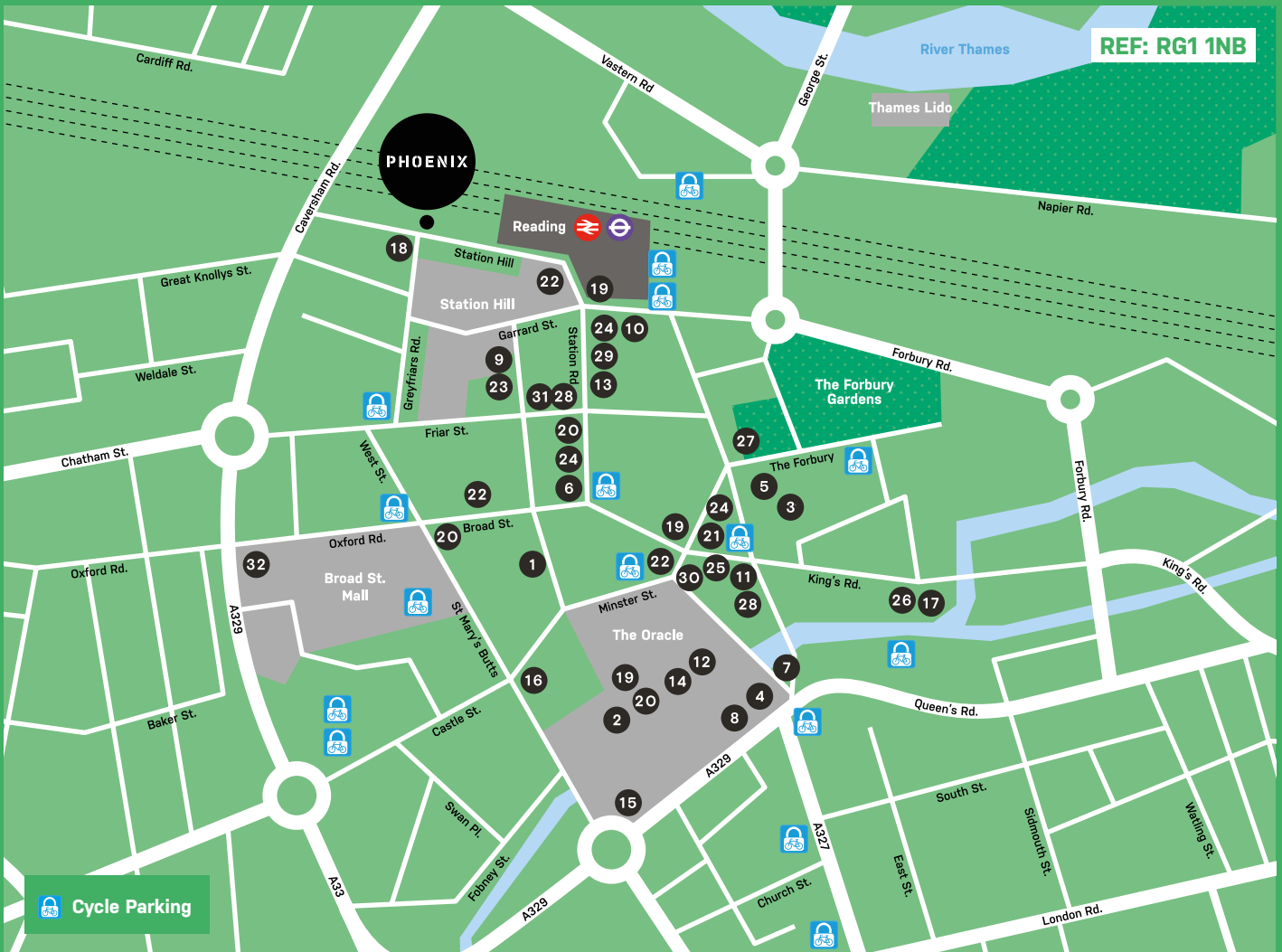
Reading features an illustrious mix of restaurants, coffee shops, bars and retailers offering everything you'll need from breakfast on-the-go to evening fine dining. You really do have it all on the doorstep.

RIGHT ON THE DOORSTEP

POP-UPS,
RESTAURANTS,
BARS &
BOUTIQUES.

*Clockwise from top left:
Bill's
Thames Lido
The Botanist
The Farbury
C.U.P.
The Three Guineas
Pho
The River Thames*





Bars & Restaurants

- 01 Bill's
- 02 Café Rouge
- 03 Carluccio's
- 04 Côte Brasserie
- 05 Forbury's Restaurant
- 06 Itsu
- 07 London Street Brasserie
- 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 Caffè 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

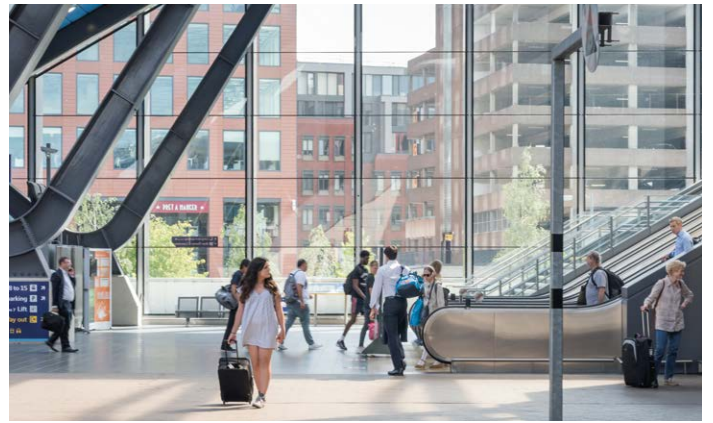
PHOENIX

AMONGST THE BIG NAMES

AN ENVIABLE LOCATION THAT MAKES SENSE.



Above: River Thames
Above Right: Reading Station



13
OF THE
WORLD'S TOP
30 BRANDS
ARE HERE

4TH
HIGHEST
START-UP RATE
IN THE UK***

Reading

Reading has long been renowned with being one of the best places to live and work in the UK, this is based key indicators such as wellbeing, employment, health, income and skills*.

1ST
PWC GROWTH
REPORT FOR
CITIES IN
THE UK*

2ND
MOST
PROSPEROUS
CITY IN
THE UK**



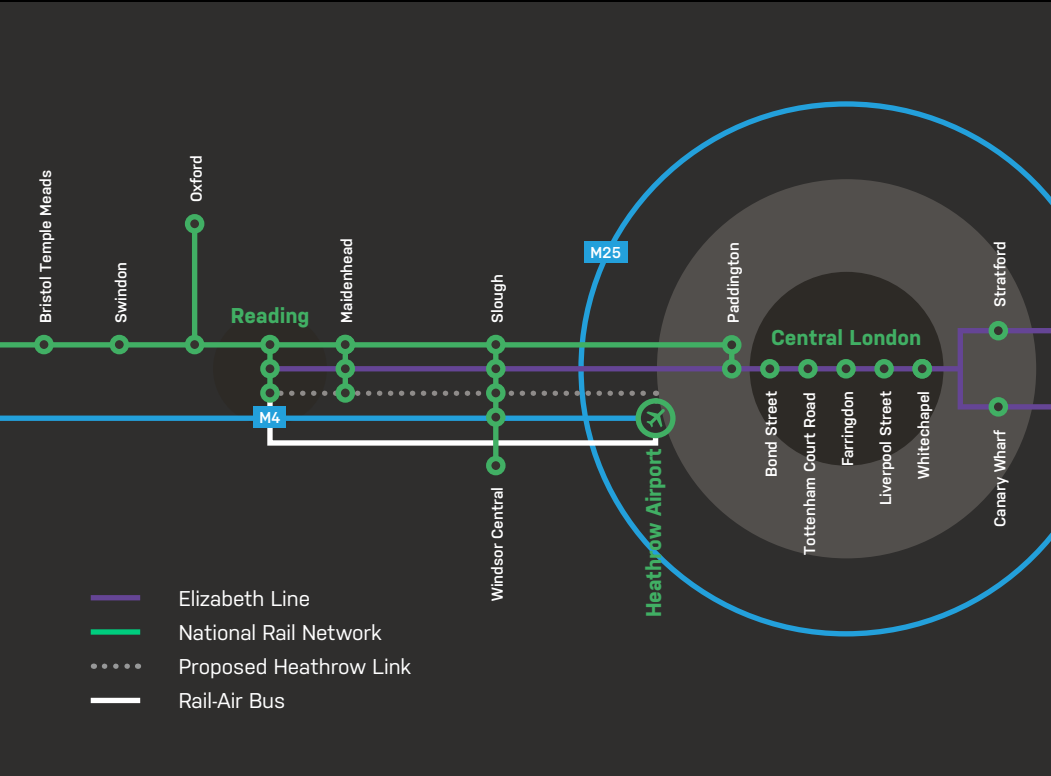
Local Occupiers



Deloitte.



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



By Road

With easy access to the M4 at three junctions, Reading is ideally positioned to take advantage of the wider national motorway network and the M25.

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

RIGHT ON TIME

READING TO LONDON IN 27 MINS.

By Rail

Heathrow Airport will be even easier to reach once a new £500m rail link is complete, this will mean passengers will no longer have to travel via London Paddington to reach the airport by train. Once open, the Elizabeth Line will further reduce travel times into Central London and beyond.

01
minute walk

Reading
🚉🚶

27
minutes

Paddington
🚉🚶🚶

30*
minutes

Bond St
🚉🚶

37*
minutes

Farringdon
🚉🚶🚶

39*
minutes

Liverpool St
🚉🚶🚶🚶

46*
minutes

Canary Wharf
🚉🚶🚶

Journey times taken from the building, Source: TfL

*Times calculated from a combination of National Rail and Elizabeth Line.





ELIZABETH LINE



STATION HILL
READING RG1 1NB

CONTACT

bray brayfoxsmith.com
fox
smith
020 7629 5456

**Lambert
Smith
Hampton**
0118 959 8855

James Shillabeer
07824 663 594
jameshillabeer@brayfoxsmith.com

Jeremy Rodale
07766 780 590
jrodale@lsh.co.uk

Richard Harding
07730 817 019
richardharding@brayfoxsmith

Rachel Wilkinson
07591 384 225
rwilkinson@lsh.co.uk

Misrepresentations Act 1967: Whilst all the information 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. March 2021.

Designed by **Cre8te** – 020 3468 5760 – cre8te.london

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