



READING  
BRIDGE  
HOUSE

A modern office suite featuring a lounge area with light grey sofas and green armchairs, a meeting room with a white table and black chairs, and a kitchen area with a dark countertop and white cabinetry. Large windows provide a view of the outdoors. The ceiling has recessed lighting.

**BRAND NEW  
5,737 SQ FT  
FULLY FITTED  
SUITE AVAILABLE**





# ALIGN STYLE & SUBSTANCE

A WELCOMING, HIGH SPECIFICATION ENVIRONMENT FOR VISITORS AND STAFF

Reading Bridge House has been refurbished to a high quality finish which creates a welcoming environment for visitors and staff.

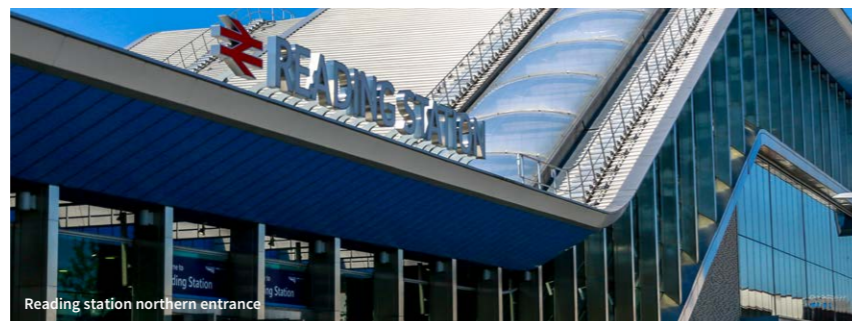
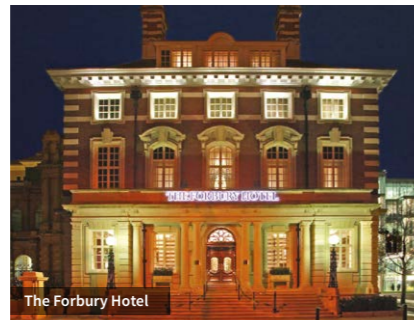
The transformation includes:

- Newly refurbished reception area with an artisan café
- High specification showers and lockers
- Upgraded common areas and lifts
- Refurbished office floors
- New glazed entrance

# BALANCE COSTS & AMENITIES

ENJOY LOW TOTAL OCCUPATION COSTS, HIGH SPECIFICATION AND EXCITING ON-SITE AMENITIES AT READING BRIDGE HOUSE

With all the benefits of being in Reading town centre, close to the train station and spectacular views over the Thames and parkland, Reading Bridge House is positioned to offer companies significant travel time and occupancy cost advantages over other London and Thames Valley office locations.



- A convenient urban CrossRail location
- Only 3 minutes walk from the northern entrance to Reading station
- Travel to London Paddington in just 26 minutes
- Low total occupational cost
- On-site coffee shop
- An exciting and modern workplace
- Appealing to the 'creative class'
- River walkways and cycle paths for travel and leisure





**READING  
BRIDGE  
HOUSE**

THAMES WATER  
COVEA INSURANCE

3 MINS WALK  
TO STATION

STATION CAR PARK

NORTH STATION ENTRANCE

STARBUCKS  
OLIVER BONAS  
BOOTS  
HOTEL CHOCOLAT

READING STATION

SAMSUNG

AXA

# MIX PLEASURE & BUSINESS

REAP THE BENEFITS OF BEING IN READING AND  
ON THE MAINLINE TO LONDON

TOWN CENTRE AMENITIES  
MAJOR LOCAL OCCUPIERS

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. In its 2012 Cities Outlook, the Centre for Cities identified Reading as one to watch – a “small and nimble” city because of its continued increase in business start-ups and wage levels. The report is one of several published in recent years to have recognised Reading as being among the UK’s top ten economies.

The Thames Valley is also home to leading universities including Reading, Oxford, Oxford Brookes and Surrey.

For companies requiring high-end telecom connectivity to power technological developments and web-based applications, Reading town centre is an exceptional location.

*Reading has been ranked the second best-performing city in the UK after Oxford in the Good Growth Index, 2014–16.*

Source: PwC and Demos ‘Good Growth index’ November 2017



# CONNECT TRAVEL & TIME

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 26 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 proposed Western Rail Link to Heathrow (WRLtH) will enhance connections between Reading and the airport with journey times of approximately 26 minutes.

The Elizabeth Line rail service between Reading and London will serve a total of 40 stations along the entire route, passengers will easily be able to 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).

## ON FOOT

Reading Station 3 min

## BY RAIL

London Paddington 26 min

London Heathrow via RailAir link 45 min

## BY ROAD

M4 junction 11 10 min

M25 junction 15 30 min

Heathrow Airport 45 min

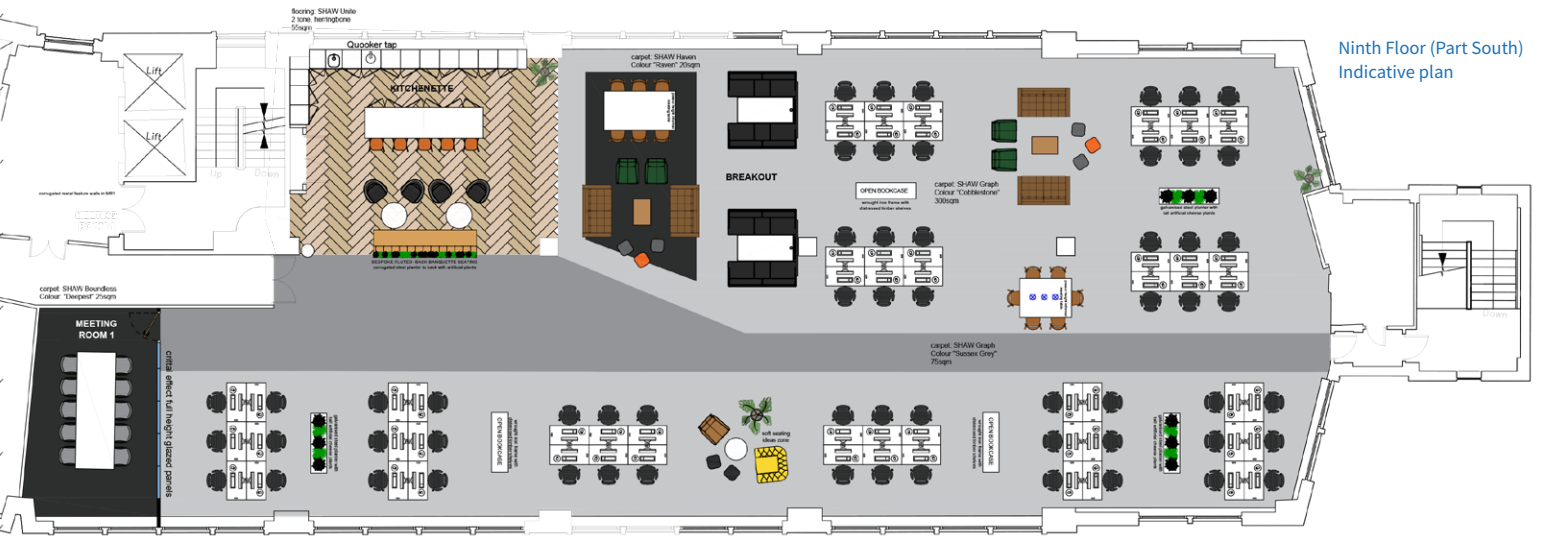
Central London 80 min



# COMBINE ECONOMY & FLEXIBILITY

## COST EFFECTIVE OFFICE SPACE WITH EXCELLENT ON-SITE AMENITIES

FLOOR	OCCUPIER	SPACE		CAR PARKING
Ninth (Part South)	Fitted suite available	5,737 sq ft	(533 sq m)	8
Ninth (Part South)	Campbell Gordon	-	-	-
Ninth (North)	Business Collaborator	-	-	-
Eighth (South)	James Cowper Kreston	-	-	-
Eighth (North)	Realistic Games	-	-	-
Seventh	Thames Water	-	-	-
Sixth	Thames Water	-	-	-
Fifth (Part South)	First Intuition	-	-	-
Fifth (Part South)	Dendrite Clinical Systems	-	-	-
Fifth (North)	GCS Recruitment	-	-	-
Fourth (South)	Capita	-	-	-
Fourth (North)	Throgmorton	-	-	-
Third	Capita	-	-	-
Second	Capita	-	-	-
First	Capita	-	-	-
Ground (Part South)	Tec Partners	-	-	-
Ground (Part South)	Blue Array	-	-	-
Ground (North)	Ascot Lloyd	-	-	-
<b>Total</b>		<b>5,737 sq ft</b>	<b>(533 sq m)</b>	<b>8</b>





## ALL ENQUIRIES

**CAMPBELL  
GORDON**

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