

The Penthouse

AT THE BLADE, READING

ENTER



Description Specification Location Connectivity Further Info

1 2 3 4 5



The Penthouse office suite of Reading's most iconic building

[VIEW 360 TOUR](#)

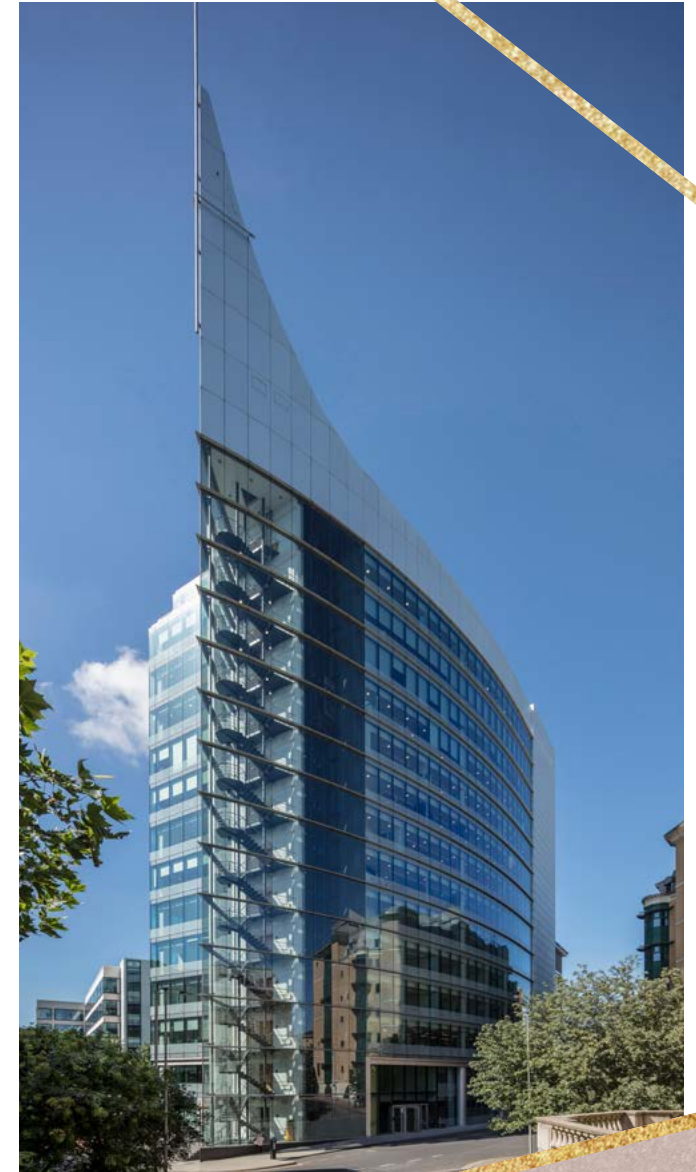


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**Top class
office space
with views
across the
Thames Valley**





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**The ultimate
room with a
view**





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Home from home

There's no denying that there's no such thing as 9-5 anymore... however the office trumps the home office when it comes to collaboration and learning.

A workplace also provides a clear physical distinction between work life and home life, but that doesn't mean that it should be bland, constrictive and boring.

The Penthouse is a space that generates inspiration and raises aspirations, encourages employees to work smarter and ultimately encourages a healthy body and a healthy mind.



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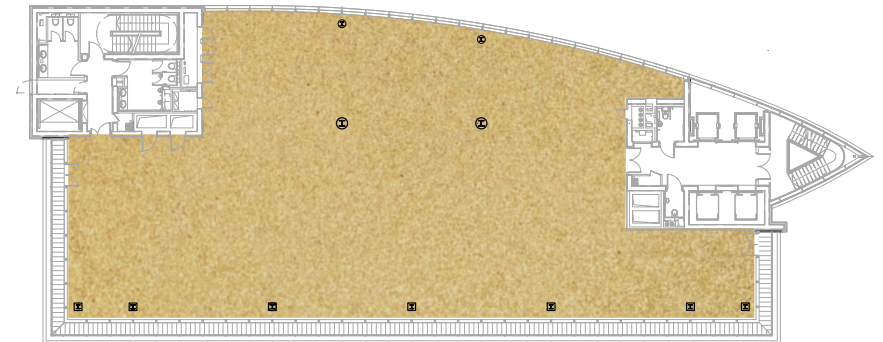
Raise your profile

The Penthouse is the “next generation” workplace.

Sitting high above Reading town centre, this inspirational work space (7,458 sq ft / 693 sq m) provides outstanding and unparalleled views over the Thames Valley, River Kennet and across to the River Thames.

The offices have been designed for flexible and collaborative working; areas zoned for casual meetings, breakout areas and hotdesking.

The Penthouse’s location also encourages a real work/life balance and improved employee morale; a walk or jog through Forbury Gardens to the Thames or a stroll along the tow path to The Oracle, are just some of the benefits of this exceptional office.





Only the highest quality



Four-pipe
fan coil
air conditioning



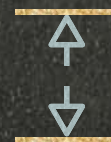
LED
lighting with
PIR sensors



Four
13 person lifts
and one goods lift



Fully accessible
raised flooring with
a depth of 150mm



Floor to ceiling
height of 2.7m with
full height glazing



Cycle
storage



WiredScore
anticipated



Outdoor
terrace



Business lounge
with concierge
and WiFi



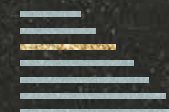
Building
owner based
on-site



Shower rooms
and changing
facilities



In-town parking
at a ratio of
1:1,000 sq ft



EPC Rating
(D)



'Very Good'
BREEAM rating



The local scene

Whether recognised and celebrated high street names or the best of new independents – Reading has an excellent dining and social scene.

Bars & restaurants

- 01* Bel & Dragon
- 02 Bella Italia
- 03 Bill's
- 04 The Botanist
- 05 BrewDog
- 06 Browns
- 07 Bolan Thai
- 08 Buenasado Steakhouse
- 09* Carluccio's
- 10 Cerise at The Forbury
- 11* Comptoir Libanais
- 12 Côte Brasserie
- 13 Forbury's Restaurant
- 14 Franco Manca
- 15 The Greyfriar of Reading
- 16 Itsu
- 17 Jollibee
- 18 The Market House
- 19 Milk
- 20 Miller & Carter
- 21* Mission Burrito
- 22 Oakford Social Club
- 23 Osaka
- 24 Pho
- 25 The Real Greek
- 26 Tortilla
- 27* Valpy's
- 28* Veen
- 29 Wagamama
- 30 Wendy's
- 31* Wolf
- 32 Zero Degrees

Cafés

- 33 Costa
- 34 Caffè Nero
- 35* Lincoln Coffee House
- 36 Picnic
- 37 Pret A Manger
- 38 Shed
- 39 Starbucks
- 40 Tamp Coffee
- 41 Workhouse Coffee

Hotels

- 42 The Forbury
- 43 Ibis
- 44 Malmaison
- 45 Mercure George
- 46 Novotel
- 47 Pentahotel

Leisure

- 48 58 Barbershop
- 49 Abbey Ruins
- 50* Buzz Gym
- 51 F45
- 52 Forbury Retail Park
- 53 Thames Lido
- 54 Vue cinema





An array of amenities

Reading boasts an enviable array of shops, bars, restaurants and cultural venues – catering for all tastes and occasions.

From The Oracle shopping centre with all the high street favourites and a 10 screen cinema – to music and arts at The Hexagon – to a wide range of sports facilities and activities, it's all on your doorstep.





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1 2 3



The Oracle

Reading Station

Forbury Gardens

The
Penthouse

AT THE BLADE

River Thames

Thames Lido



Excellent Connectivity

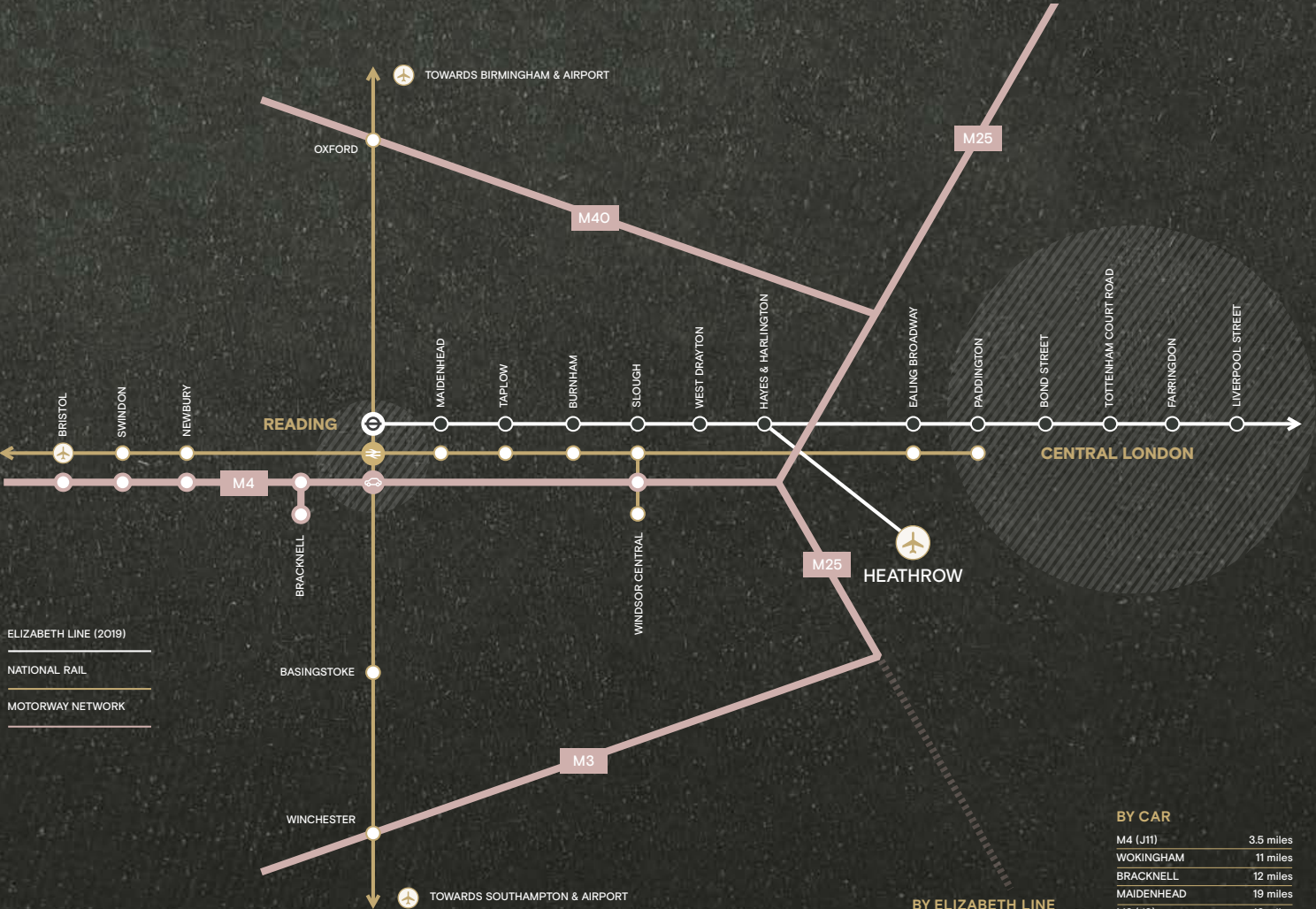
The Blade is within a five minute walk (through Forbury Gardens) of Reading's main station – which provides outstanding transport links across the country and beyond.

The Elizabeth Line will soon provide reduced travel time into and across Central London.

Heathrow will be within easy reach thanks to the proposed new £500m Western Rail Link to Heathrow scheme – meaning passengers will benefit from direct rail access to the airport from Reading.

Access to the M4 at three junctions provides wider connection to the national motorway network and the M25.

Reading is fit for cyclists with a 37 mile network.



BY RAIL

| | |
|----------------------|---------|
| MAIDENHEAD | 12 mins |
| SLOUGH | 14 mins |
| OXFORD | 23 mins |
| PADDINGTON | 24 mins |
| WINDSOR CENTRAL | 29 mins |
| SOUTHAMPTON | 46 mins |
| BRISTOL | 53 mins |
| HEATHROW Via RailAir | 38 mins |
| BIRMINGHAM | 93 mins |
| CARDIFF | 94 mins |

BY ELIZABETH LINE (CROSSRAIL)

| | |
|---------------------|---------|
| MAIDENHEAD | 12 mins |
| SLOUGH | 21 mins |
| HAYES & HARLINGTON | 33 mins |
| HEATHROW | 38 mins |
| PADDINGTON | 50 mins |
| BOND STREET | 53 mins |
| TOTTENHAM COURT RD. | 55 mins |
| FARRINGDON | 58 mins |
| LIVERPOOL ST. | 61 mins |
| WHITECHAPEL | 64 mins |

BY CAR

| | |
|----------------|-----------|
| M4 (J11) | 3.5 miles |
| WOKINGHAM | 11 miles |
| BRACKNELL | 12 miles |
| MAIDENHEAD | 19 miles |
| M3 (J3) | 16 miles |
| BASINGSTOKE | 17 miles |
| NEWBURY | 24 miles |
| SLOUGH | 23 miles |
| M25 (J15) | 24 miles |
| OXFORD | 26 miles |
| HEATHROW | 27 miles |
| SWINDON | 44 miles |
| CENTRAL LONDON | 44 miles |
| SOUTHAMPTON | 47 miles |
| BRISTOL | 81 miles |
| BIRMINGHAM | 103 miles |



Viewings

Strictly through the joint sole letting agents.

Terms

Upon application.



The Blade
Abbey Square
Reading RG1 3BD

Contact

**Lambert
Smith
Hampton**

0118 959 8855

Charlie Benn
0118 960 6916
cbenn@lsh.co.uk

Jeremy Rodale
0118 960 6914
jrodale@lsh.co.uk



Neil Seager
0118 921 1516
neilseager@haslams.co.uk

Harry Bevins
0118 921 1517
harrybevins@haslams.co.uk

hatch
0118 933 1303
hatch-re.com

Tom Fletcher
07752 127 413
tom@hatch-re.com

thepenthouse-theblade.com

