



WORK POSITIVE

R+
READING

+ UNRIVALLED PROMINENCE

+ THE SHAPE OF A NEW LANDMARK




+ ON THE PLUS SIDE



BREEAM EXCELLENT


BUSINESS LOUNGE & CONCIERGE
STYLE RECEPTION


DIRECTLY OPPOSITE


BARRIER CONTROLLED ACCESS IN RECEPTION


IRONS & IRONING BOARDS, HEATED LOCKERS, HAIR DRYERS, TOWELS
+ MORE...


LED LIGHTING & SOLAR ROOF PANELS



EPC A AS GOOD AS IT GETS


FLEXIBLE FLOOR PLATES
5,700-19,600 SQ FT


NEW BUILD AND COLUMN LIGHT


TERRACES TO RELAX, MEET AND CREATE


SECURE ON-SITE CAR AND BICYCLE PARKING


ELECTRIC CAR CHARGING POINTS


68 SECURE BICYCLE BAYS


SPACE TO FLEX CENTRAL WORKING NOW UP AND RUNNING


60 PERSON AUDITORIUM SPACE WITH HOSPITALITY SUITE

- + Dominating the entrance to the town centre and in the heart of Reading's business core, R+ is perfectly positioned directly opposite Reading station.
- + A brand new headquarters office building designed with the occupier in mind, R+ is an inspiring environment that enables businesses to flourish.
- + 104,192 sq ft over six spacious floors, with roof terraces that offer unrivalled views of Reading.

+ THIS IS WHAT A MODERN LANDMARK LOOKS LIKE

+ IMPRESSIVE

+ ICONIC/DYNAMIC/REFINED/ EXCITING/WELCOME



R

- 5 Macquarie
- 4 Northgate
- 3 Moore Stephens
- 2
- 1





+ MEET/WORK RELAX/CREATE

+ R+ offers more than just a walk through reception - it is there to be used and enjoyed by staff and clients alike.

+ The Carl Hansen & Søn furniture, Nespresso coffee machine and Sonos Play music system help provide a creative and inspiring space away from your desk.



+ COOL & CREATIVE?

WE HAVE A (SPACE) PLAN FOR THAT



+ OR JUST THE FACTS & FIGURES?

WE'VE CRUNCHED
THE NUMBERS ON
THAT AS WELL



**+ ROOF
TERRACES
TO RELAX
& INSPIRE**



+ GREEN WITH ENVY

+ R+ was designed with lifestyle, well-being and sustainability at the forefront, and boasts the best office EPC rating in Reading. This efficiency, combined with the other green features, such as the roof mounted solar panels, help to keep energy costs lower.



EPC A

'A 20' RATING



BREEAM

EXCELLENT RATING



6

ELECTRIC CAR CHARGING POINTS



68

SECURE BICYCLE BAYS



SOLAR

ROOF MOUNTED SOLAR PANELS



LED

ENERGY EFFICIENT LUMINAIRES



WILD

FLOWER GARDENS



£1.6M

SAVED OVER TEN YEARS*

*BASED ON EPC VALUES OF R+ AND A "TYPICAL PRACTICE" BUILDING OF IDENTICAL FLOOR AREA OVER THE SAME PERIOD

+ SPACIOUS

+ SPACE FOR EVEN THE BIGGEST IDEAS

**BRIGHT & SPACIOUS
FLOOR TO CEILING GLAZING
THE HIGHEST QUALITY**

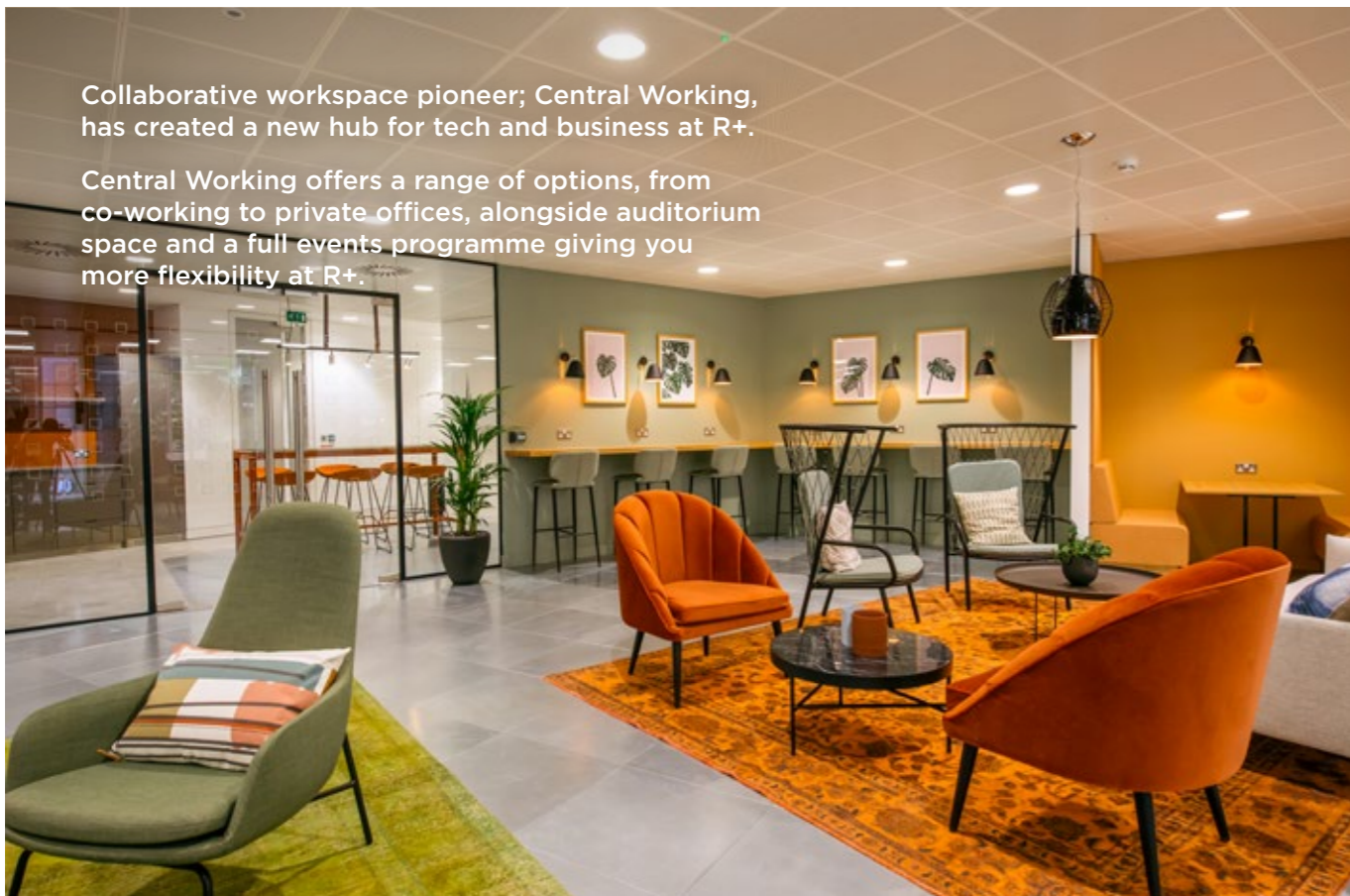


FLOOR	SQ FT	SQ M
Fifth	LET	LET
Fourth North	5,719	531
Terraces	1,396	129
Fourth South	LET	LET
Third	19,580	1,819
Second	LET	LET
First	18,018	1,674
Terraces	558	52
Ground	CENTRAL WORKING	
Total (excluding terraces)	43,317	4,024

CAR PARKING ON LOWER GROUND FLOOR (1:2,423 SQ FT)
IPMS3 MEASUREMENTS

Collaborative workspace pioneer; Central Working, has created a new hub for tech and business at R+.

Central Working offers a range of options, from co-working to private offices, alongside auditorium space and a full events programme giving you more flexibility at R+.

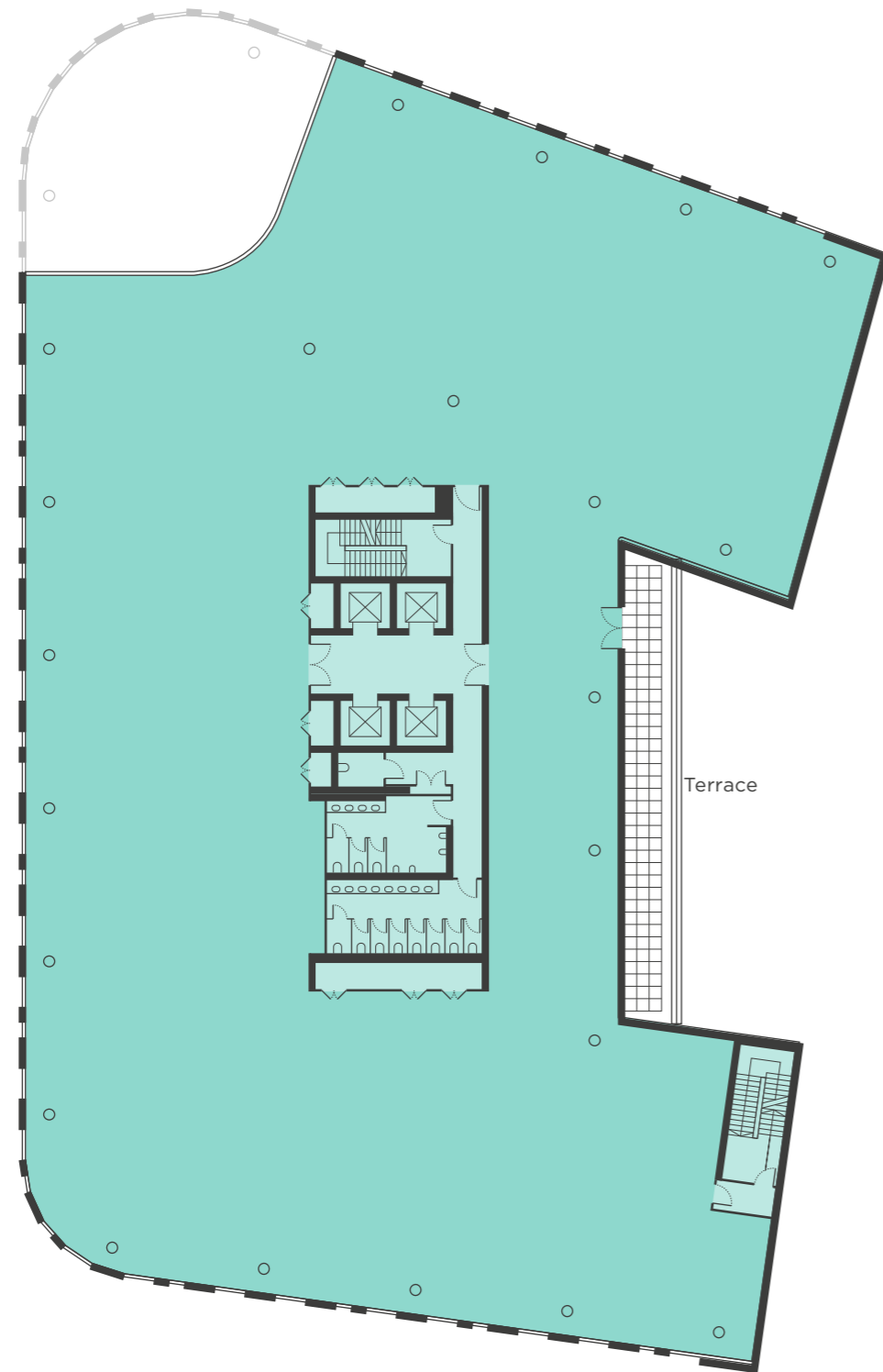


CENTRAL WORKING



FIRST FLOOR

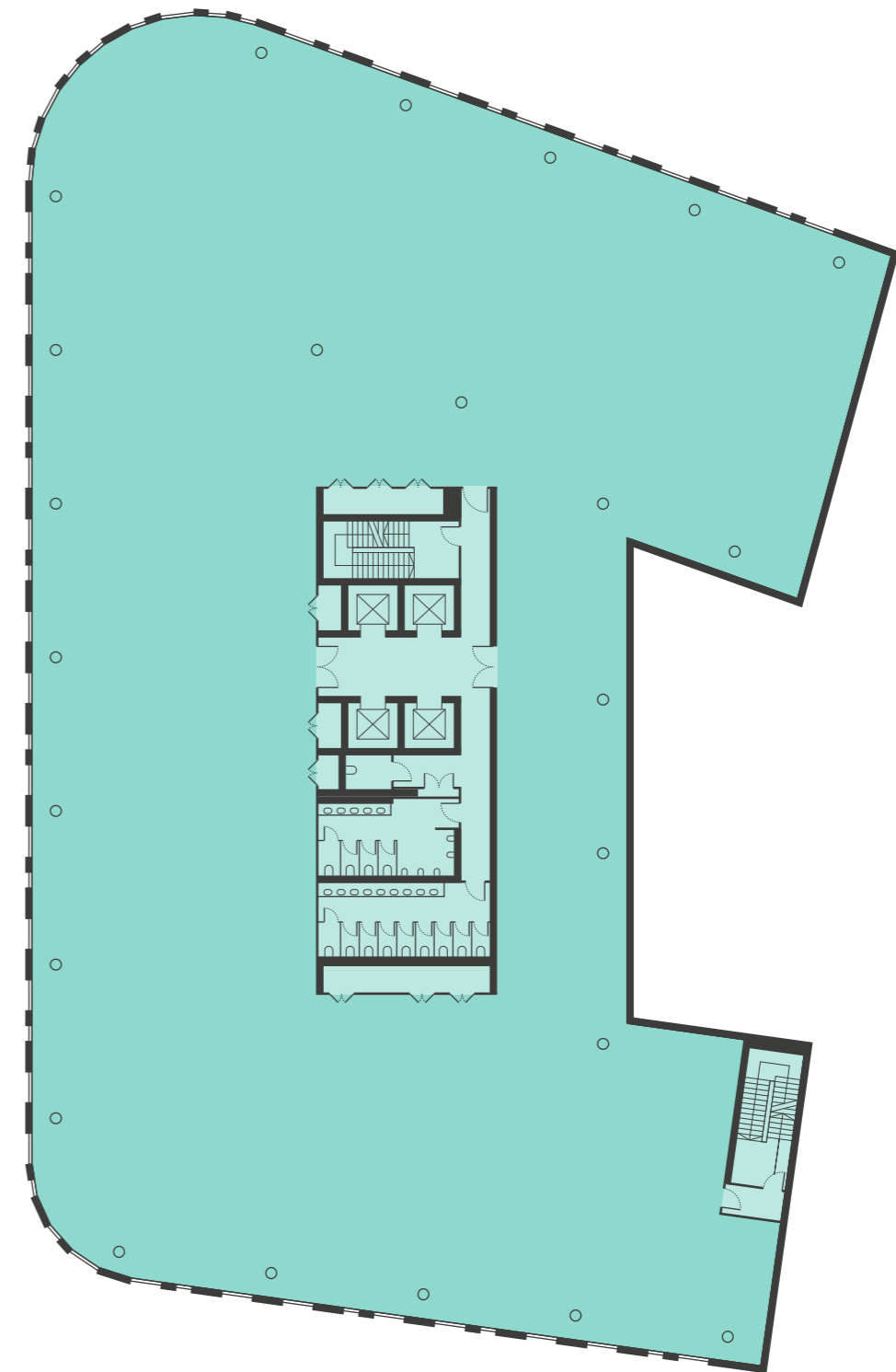
OFFICE
18,018 SQ FT / 1,674 SQ M
TERRACES
558 SQ FT / 52 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

THIRD FLOOR

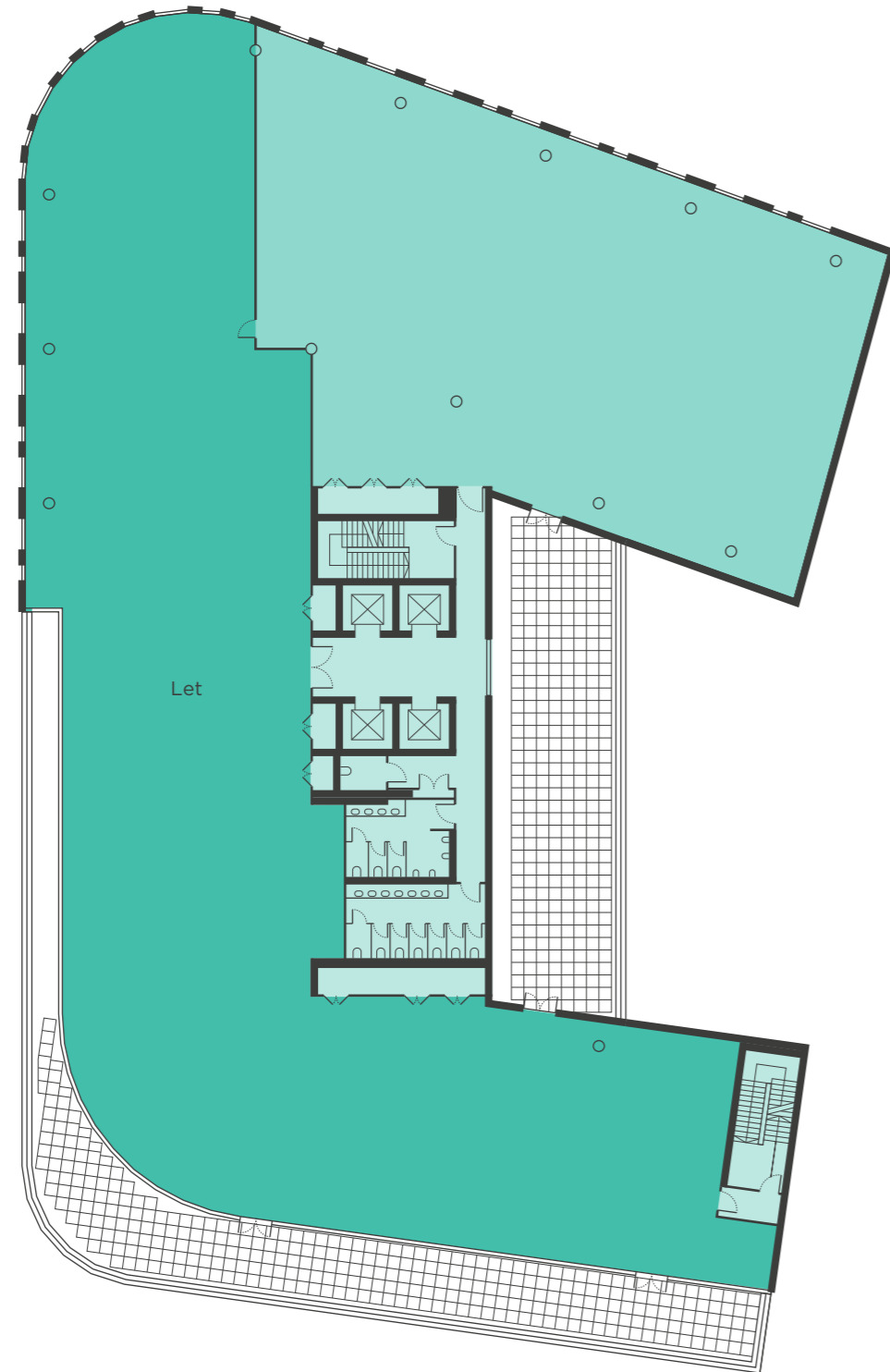
OFFICE
19,580 SQ FT / 1,819 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



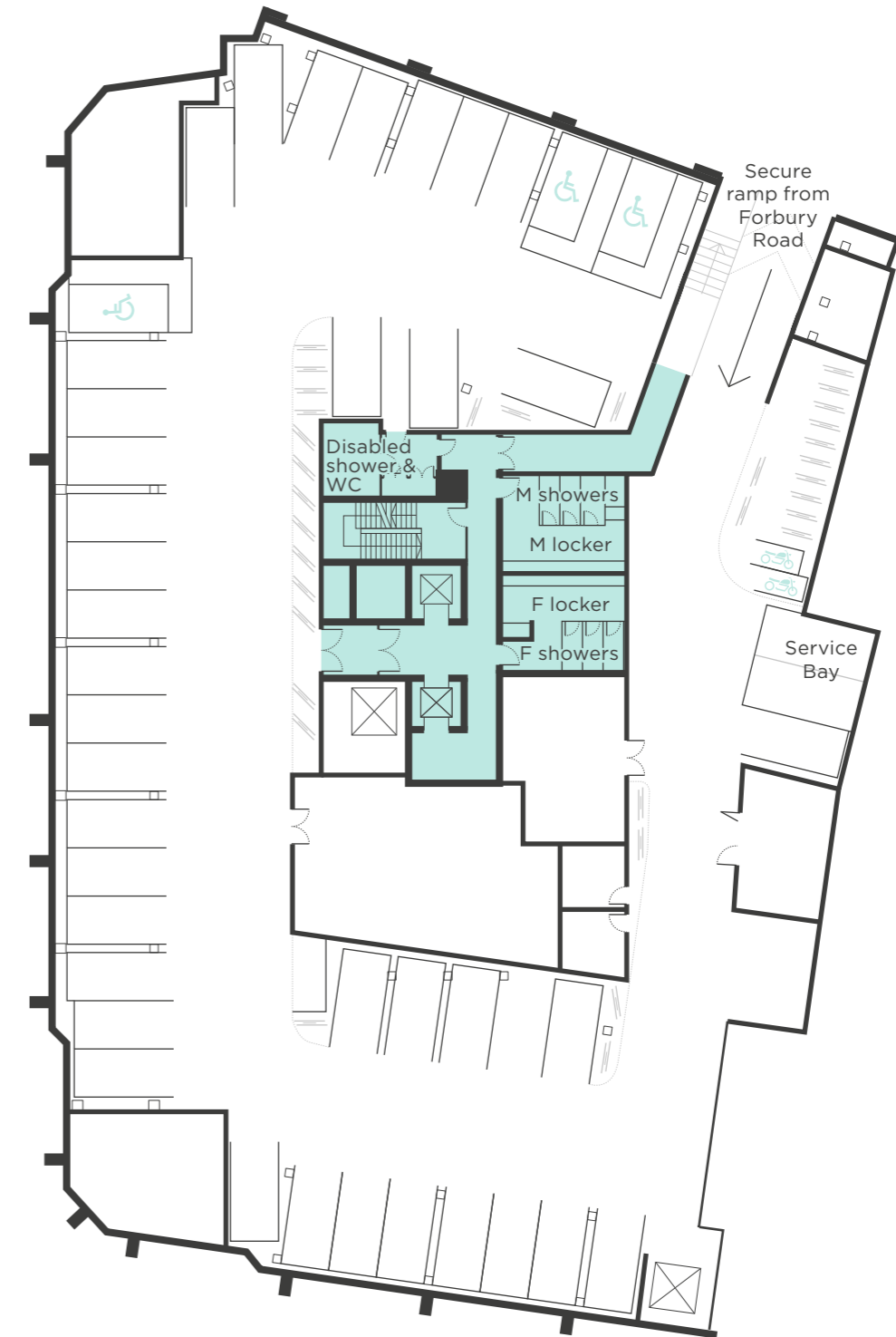
FOURTH FLOOR
 OFFICE
 5,719 SQ FT / 531 SQ M
 TERRACES
 1,396 SQ FT / 129 SQ M



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



LOWER GROUND FLOOR
 CAR PARKING SPACES (1:2,423 SQ FT)
 BICYCLE BAYS 68
 MOTORCYCLE PARKING BAYS 2
 ELECTRIC CAR CHARGING POINTS



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

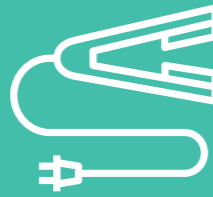


TAXI



+ Meet Dawn and James, our friendly concierge team. They can arrange anything from booking taxis or arranging dry cleaning, to providing irons, hair dryers and hair straighteners... even umbrellas.

DAWN + JAMES



+ IT'S ALL IN THE DETAIL

Designed to meet the modern occupier's needs, R+ incorporates the very latest technologies and performance enhancing features.

- + Impressive double height reception
- + Business Lounge with Sonos sound system and Nespresso coffee machine
- + Exciting new cafe coming soon
- + Communal roof terrace
- + Barrier controlled access in reception
- + 4 x 13 person passenger lifts
- + Goods lift between lower ground and ground floor
- + VRF air conditioning
- + Metal tile suspended ceilings
- + LED lighting throughout
- + 2.7m floor to ceiling height
- + Raised access floor 125mm
- + 1.5m planning grid
- + 1:10 sq m occupational density
- + Roof terraces with wild flower gardens
- + Secure car parking spaces (1:2,423 sq ft)
- + 6 electric car charging points
- + 68 bicycle bays
- + 2 motorcycle parking bays
- + WCs on each floor
- + DDA compliant
- + High quality shower facilities
- + Dedicated male and female changing rooms
- + Heated lockers
- + Ironing boards (and irons), hair dryers and hair straighteners
- + CCTV
- + BREEAM: Excellent
- + EPC: A



+ READING'S THRIVING

2ND

PWC GOOD GROWTH FOR CITIES REPORT (2015-2017)

28%

OF POPULATION ARE GRADUATES

5TH

HIGHEST START-UP RATE IN THE UK

2ND

HIGHEST AVERAGE WEEKLY EARNINGS IN THE UK

TOP 1%

READING UNIVERSITY AND HENLEY BUSINESS SCHOOL IN TOP 1% OF UNIVERSITIES IN WORLD

13

OF THE WORLD'S TOP 30 BRANDS ARE LOCATED IN READING

 BARCLAYS

 SSE

 verizon

 Deloitte.

 Thames Water

 PRUDENTIAL

 VISA

 pwc

 EY
Building a better working world

 KPMG

 CISCO

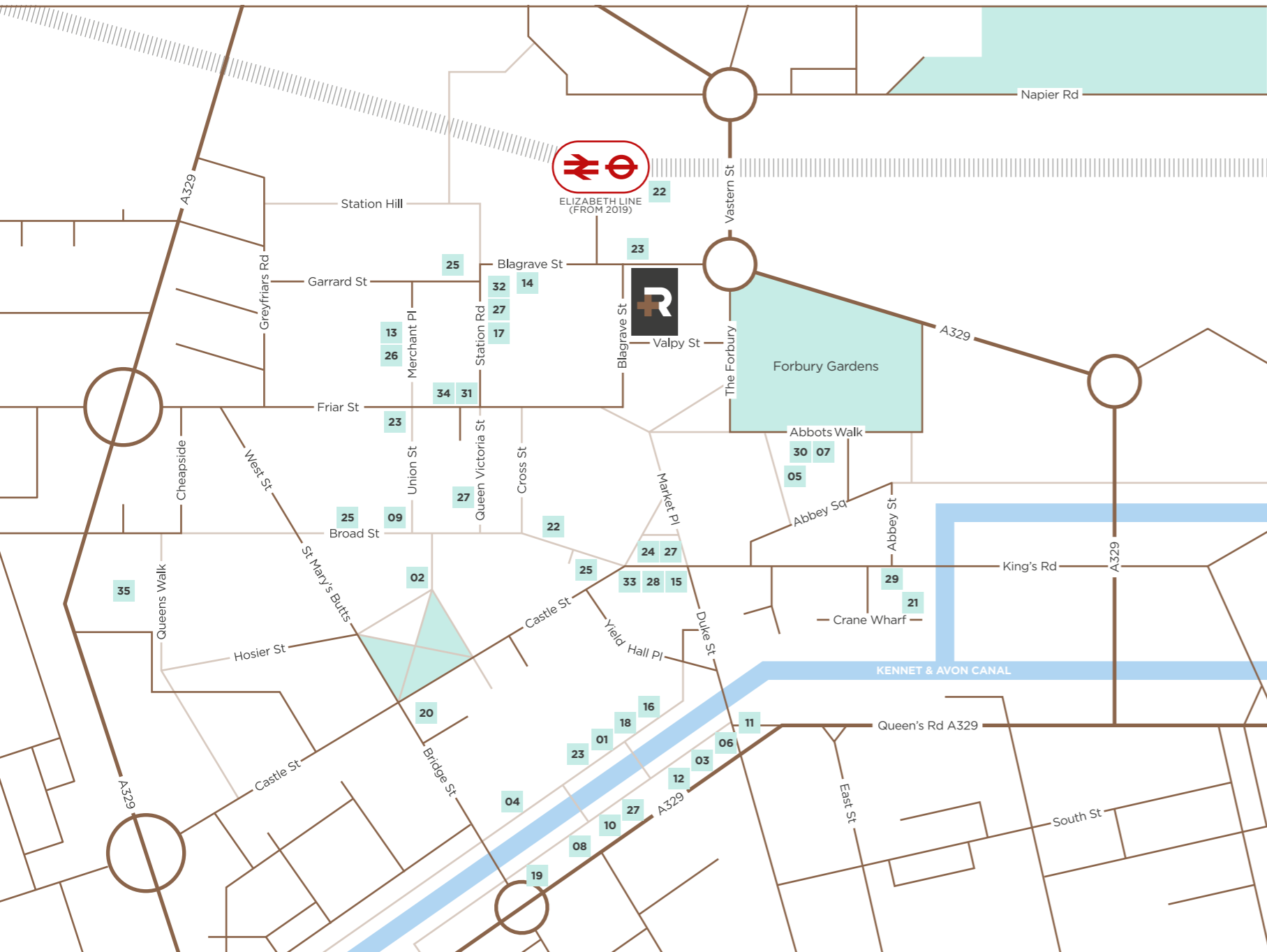
 Microsoft

It's no surprise that Reading is thriving. PwC and Demos have ranked Reading as the UK's top place to live and work for three consecutive years.

Reading has established itself as the UK's number one regional technology centre. Propelled by its high-value knowledge economy and proximity to London.

From its University to its workforce, Reading continues to attract and retain the very best people from the UK and beyond.

2017 SOURCES:
PWC.CO.UK
CENTREFORCITIES.ORG
ZOOPLA
READING CIC
TIMES HIGHER EDUCATION



From the laid back, hipster atmosphere at the Oakford Social to fine dining at London St. Brasserie, Reading's eclectic mix of amenities cater for its varying tastes.



BARS & RESTAURANTS

- 01 All Bar One
- 02 Bill's
- 03 Browns
- 04 Café Rouge
- 05 Carluccio's
- 06 Côte Brasserie
- 07 Forbury's Restaurant
- 08 Giraffe
- 09 Itsu
- 10 Jamie's Italian
- 11 London St. Brasserie

CAFÉS

- 12 Miller & Carter
- 13 Milk
- 14 The Oakford Social
- 15 Pho
- 16 Pizza Express
- 17 Revolution
- 18 Slug & Lettuce
- 19 Wagamama
- 20 Zero Degrees
- 21 Zizzi

HOTELS

- 22 Costa
- 23 Caffè Nero
- 24 Picnic
- 25 Pret A Manger
- 26 Shed
- 27 Starbucks
- 28 Workhouse Coffee
- 29 Lincoln Coffee House
- 30 The Forbury
- 31 Ibis
- 32 Malmaison
- 33 Mercure George
- 34 Novotel
- 35 Pentahotel



READING
STATION



+ EXPRESS NETWORKING

Complementing Reading's already excellent road and rail services, the Elizabeth Line (from 2019) will connect the town directly to London's West End, City and Docklands.

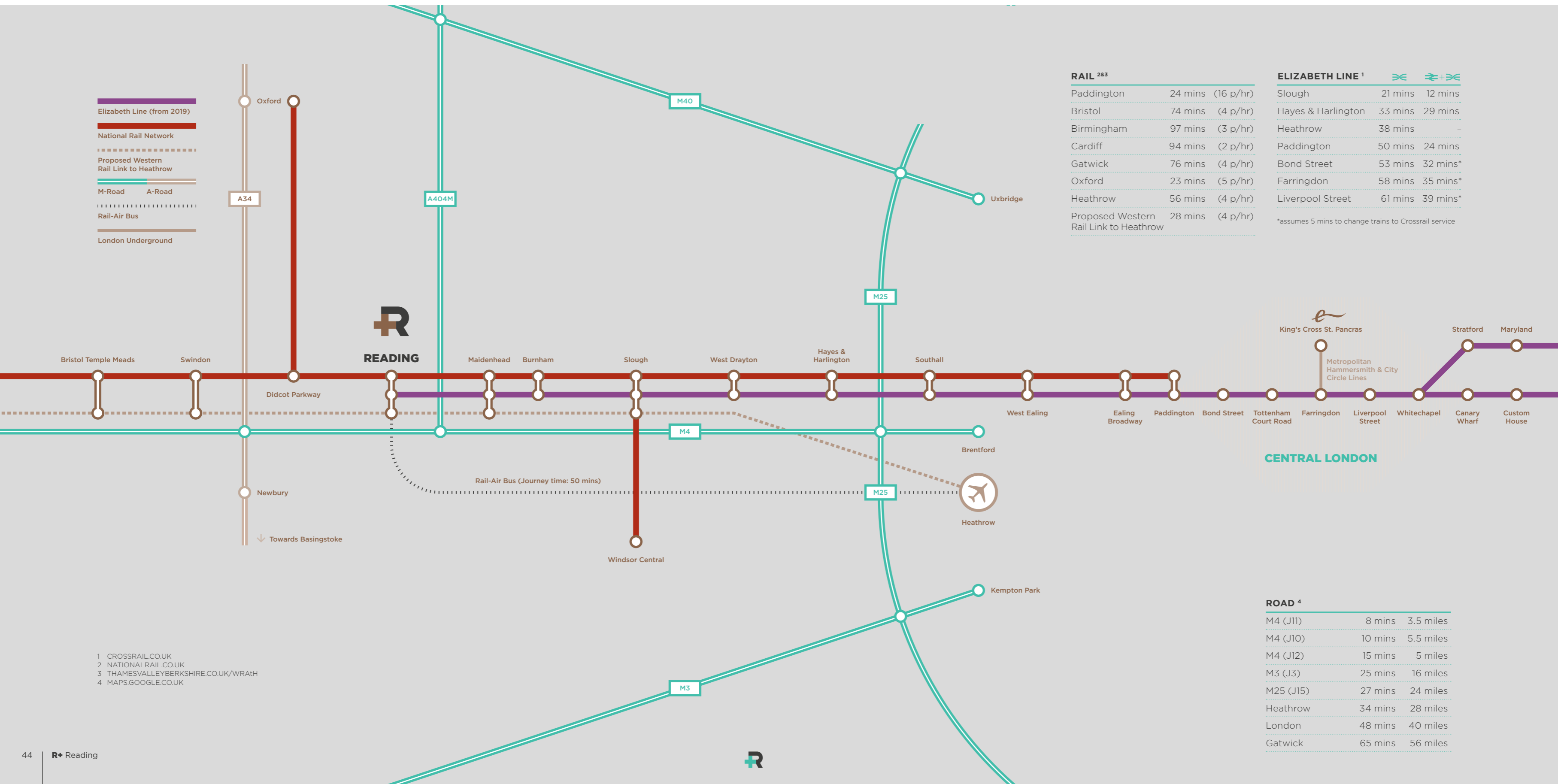
In addition, the proposed Western Rail Link to Heathrow scheme will halve the travel time to Heathrow airport to just 28 minutes.

24 MINS
to London
Paddington
Station

16 TRAINS
per hour to
Paddington
(peak time)



+ CONNECTED



- Elizabeth Line (from 2019)
- National Rail Network
- Proposed Western Rail Link to Heathrow
- M-Road
- A-Road
- Rail-Air Bus
- London Underground

RAIL ^{2&3}

Paddington	24 mins	(16 p/hr)
Bristol	74 mins	(4 p/hr)
Birmingham	97 mins	(3 p/hr)
Cardiff	94 mins	(2 p/hr)
Gatwick	76 mins	(4 p/hr)
Oxford	23 mins	(5 p/hr)
Heathrow	56 mins	(4 p/hr)
Proposed Western Rail Link to Heathrow	28 mins	(4 p/hr)

ELIZABETH LINE ¹

Slough	21 mins	12 mins
Hayes & Harlington	33 mins	29 mins
Heathrow	38 mins	-
Paddington	50 mins	24 mins
Bond Street	53 mins	32 mins*
Farringdon	58 mins	35 mins*
Liverpool Street	61 mins	39 mins*

*assumes 5 mins to change trains to Crossrail service



ROAD ⁴

M4 (J11)	8 mins	3.5 miles
M4 (J10)	10 mins	5.5 miles
M4 (J12)	15 mins	5 miles
M3 (J3)	25 mins	16 miles
M25 (J15)	27 mins	24 miles
Heathrow	34 mins	28 miles
London	48 mins	40 miles
Gatwick	65 mins	56 miles

1 CROSSRAIL.CO.UK
 2 NATIONALRAIL.CO.UK
 3 THAMESVALLEYBERKSHIRE.CO.UK/WRATH
 4 MAPS.GOOGLE.CO.UK





RPLUSREADING.COM

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Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

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