

ICONIC GRADE A  
OFFICES TO LET

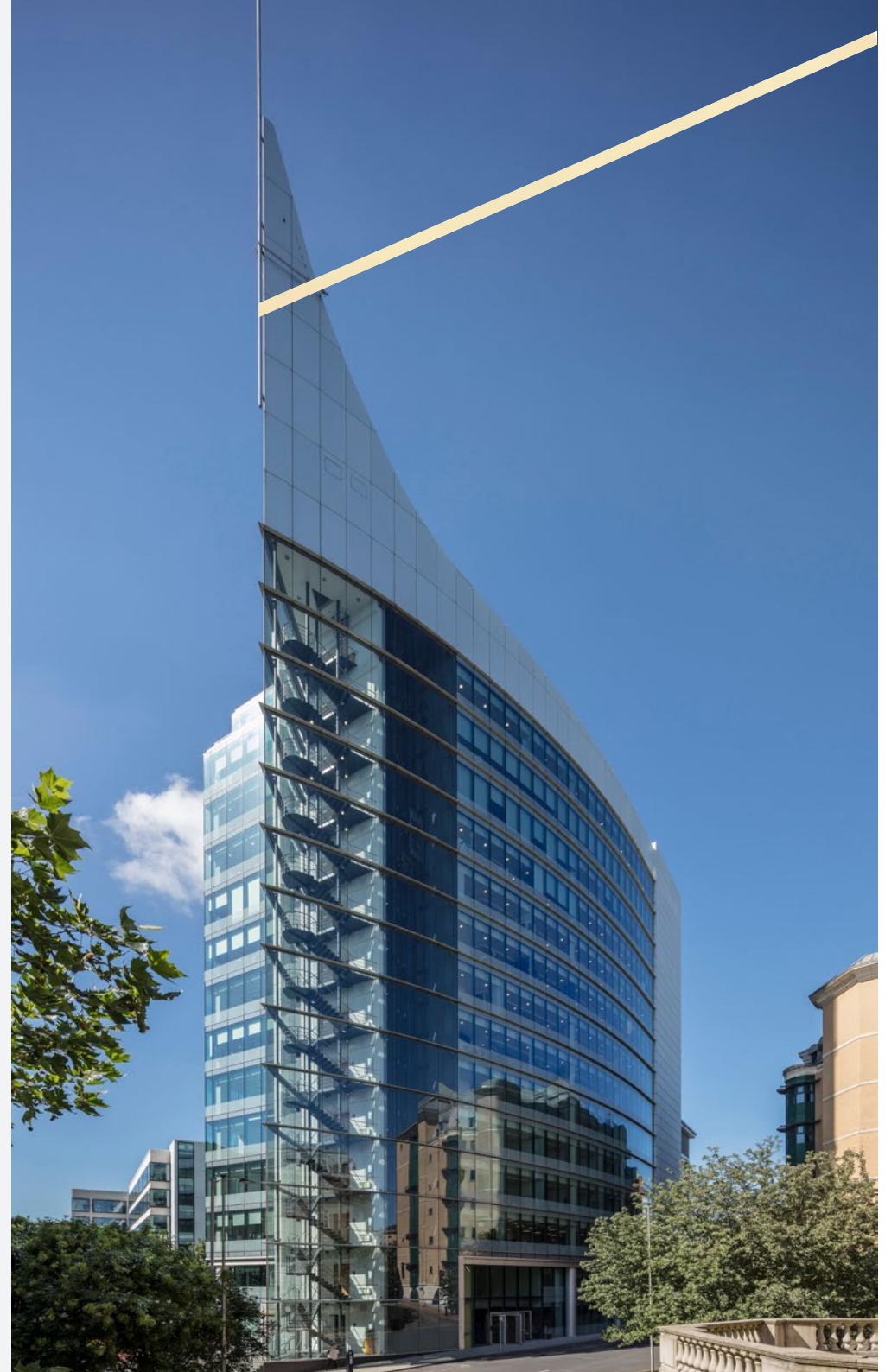
ABBAY SQUARE  
READING RG1 3BD

THE  
BLADE

# Get a slice of Reading's most iconic building

The Blade is a striking landmark building providing:

- 110,990 sq ft of high quality office space with spectacular views.
- In-town parking at a ratio of 1:1,000 sq ft.
- Professional business lounge and co-working space.
- Landlord based on-site.
- Meeting room and serviced office facilities by Pure Offices.



A wide-angle photograph of a modern office reception area. In the foreground, a long, dark grey reception desk with a curved front is visible. Behind the desk, a receptionist is seated at a workstation with multiple computer monitors. The background features a large, open-plan office space with a green wall, a bar area with stools, and large windows. The ceiling has exposed ductwork and modern lighting fixtures, including a large, illuminated geometric sculpture. The floor is made of large, light-colored tiles.

# Raise your profile

## An impressive reception sets the tone

Refurbished reception

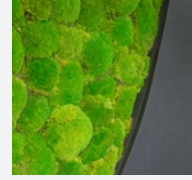
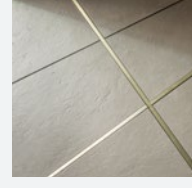
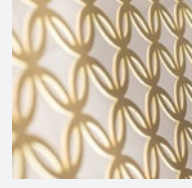
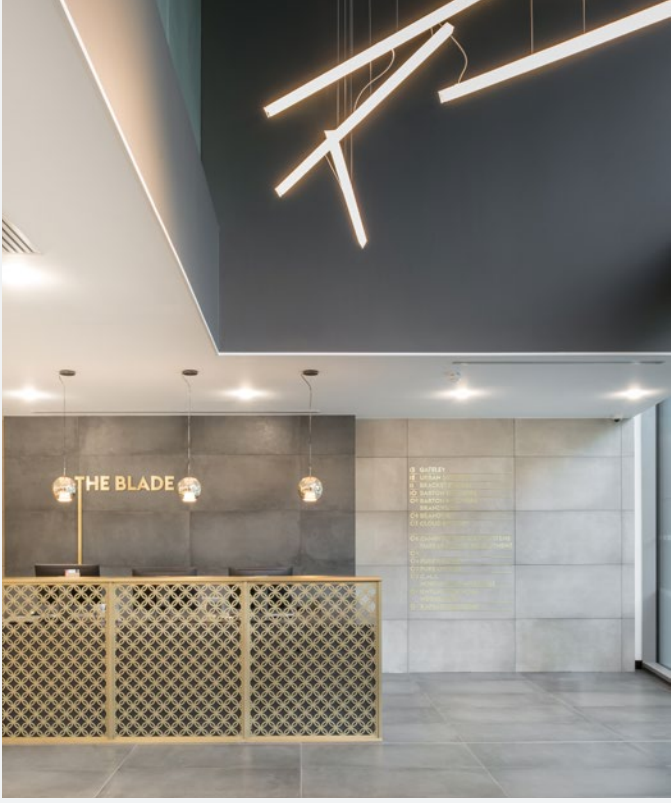




# On point Perfectly poised design details

Designed with dynamic businesses in mind – the considered interior and design details provide a stunning, light environment in which to work and create.





# Designed for work



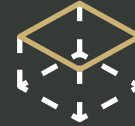
Four-pipe  
fan coil  
air conditioning



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



Meeting rooms and  
serviced office facilities  
by Pure Offices



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



Cycle  
storage



Outdoor  
terrace



'Very Good'  
BREEAM rating



EPC Rating  
(C) 75



WiredScore  
certified



Creative space  
to think big

# Flexible spaces

The Part 6th and Part 9th floors offer flexible accommodation with spectacular views across the surrounding area.

Additional meeting room and serviced office facilities are available on-site from one person upwards, via Pure Offices.

Floor	Occupier/Availability	Sq Ft*	Sq M*
13th	Gateley Plc		
12th	Urban Science International		
11th	Bracket Global		
10th	Barton Willmore		
<b>9th</b>	<b>Available August 2020</b> Barton Willmore	<b>4,471</b>	<b>415.4</b>
8th	Brandview		
7th	Gleeson Recruitment Group Cloudfactory		
<b>6th</b>	<b>Available</b> Hays Recruitment	<b>2,608</b>	<b>242.3</b>
5th	<b>Available</b> Falanx Group	<b>4,370</b>	<b>405.0</b>
4th	Pure Offices (serviced offices)		
3rd	Pure Offices (serviced offices)		
2nd	CMS Law Northwood Investors		
1st	Megabuyte Kaplan		
Ground	Kaplan		
<b>Total</b>		<b>11,449</b>	<b>1,062.7</b>

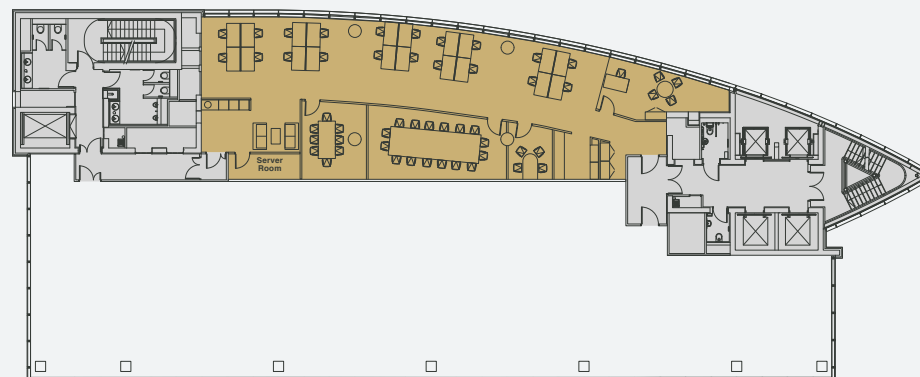
\* All sizes are to the International Property Measurement Standard (IPMS).  
Plans and areas for indicative purposes only. Not to scale.

## Part 6th Floor (Fitted and Furnished)

2,608 sq ft/242.3 sq m



Abbey Square

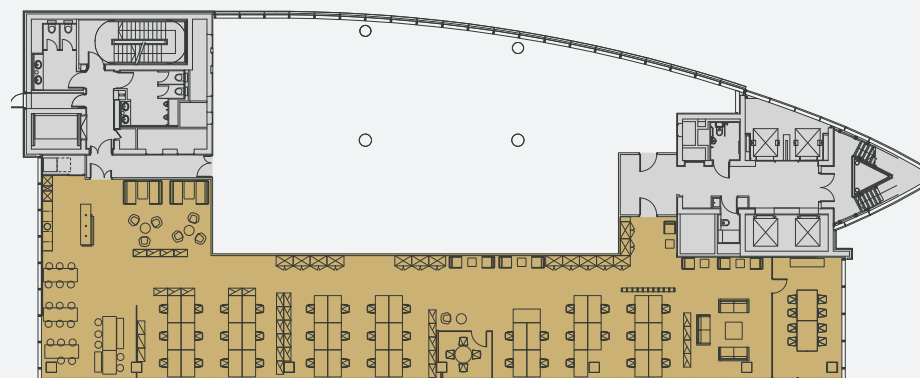


Abbey Street

## Part 5th Floor (Indicative Space Plan)

4,370 sq ft/405.0 sq m

Abbey Square



Abbey Street

Core

Available office space





# Food for thought Be spoilt for choice





- Clockwise from Left
1. Bill's
  2. Pho
  3. Malmaison Hotel
  4. Tamp Culture Coffee
  5. Itsu
  6. The Forbury Hotel
  7. Oakford Social Club



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.



# 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\* Broad Street Bar & Kitchen
- 07 Browns
- 08 Bolan Thai
- 09 Buenasado Steakhouse
- 10\* Carluccio's
- 11 Cerise at The Forbury
- 12\* Comptoir Libanais
- 13 Côte Brasserie
- 14 Forbury's Restaurant
- 15 Franco Manca
- 16 The Greyfriar of Reading
- 17 Itsu
- 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\* Valpy's
- 27\* Veen
- 28 Wagamama
- 29\* Wolf
- 30 Zero Degrees
- 31\* Zizzi

## Cafés

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

## Hotels

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

## Leisure

- 47 58 Barbershop
- 48 9Round
- 49 Abbey Ruins
- 50\* Buzz Gym
- 51 Cycle Republic
- 52 F45
- 53 Forbury Retail Park
- 54 Thames Lido
- 55 Vue cinema

\* Discount available to the Blade card holders.



# The facts and figures

Reading consistently appears at the top of many annual surveys as one of the best places to live and work in the UK.

The town has attracted companies from the creative and tech industries in recent years – thanks to Reading's vibrant local environment, diverse amenity offering and entrepreneurial spirit.



## Local occupiers

**BARTON  
WILLMORE**

**BARCLAYS**

**pwc**

**EY**  
Building a better  
working world

**KAPLAN**

**Deloitte.**

**KPMG**

**CISCO**

♦ Gateley Plc

**Microsoft**

# 1st

UK's fastest growing city  
economy 2017-2019\*

# 2nd

PWC Growth Report  
for Cities in the UK\*\*

# 13%

of the UK's digital revenue  
is from Reading\*\*\*

# 2nd

Most business friendly  
city in Europe+

# 4th

highest start-up  
rate in the UK\*\*

# 13

of the world's top 30  
brands are here







The  
Oracle

Reading Railway  
Station

Forbury  
Gardens

THE  
BLADE

River  
Thames

Thames  
Lido

--- 5 minute walk to Reading Railway Station

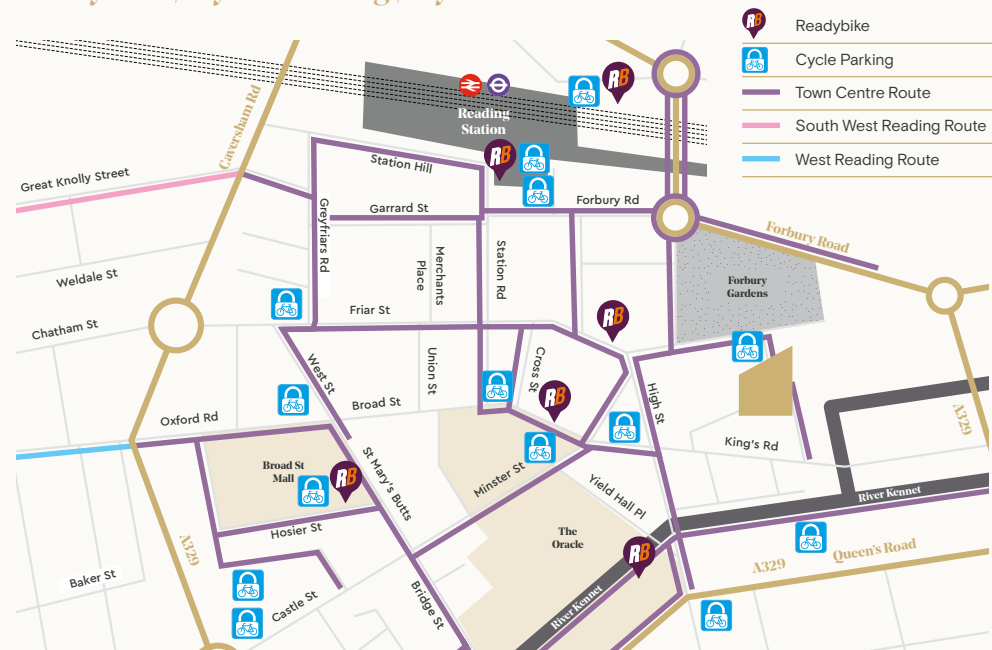


# Cut the Commute

## Connect by rail, road or foot

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.

### Readybike / Cycle Parking / Cycle Network



From 2019 the Elizabeth Line will provide reduced travel time into and across Central London.

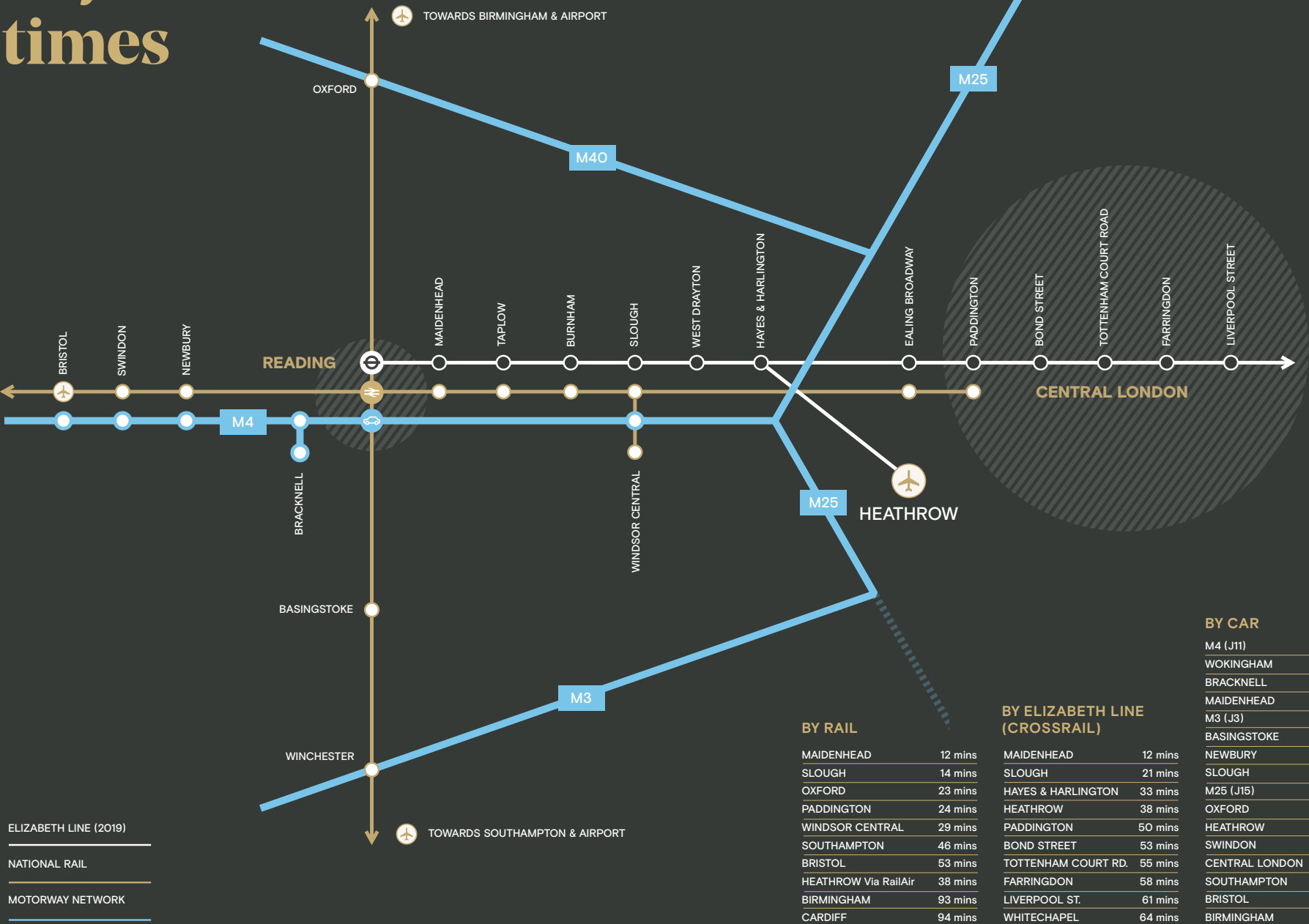
Heathrow will be within easy reach thanks to the proposed new £500m Western Rail Link to Heathrow scheme – meaning passengers will benefit from direct rail access to the airport from Reading.

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. The Readybike hire scheme now has 29 docking stations in the town's urban centre.

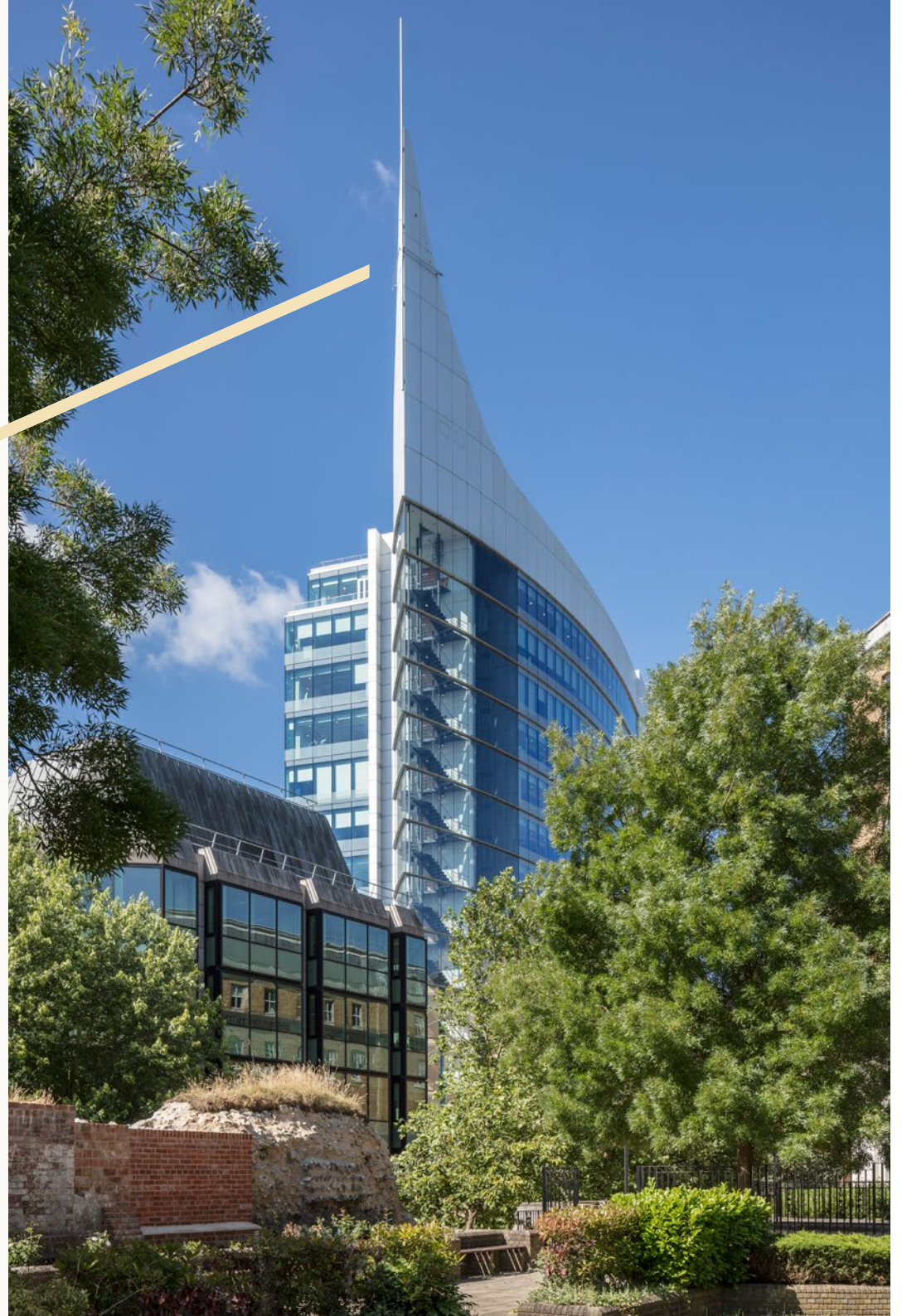


# Key travel times



Faster journey times into and across Central London will be achievable when combining the mainline rail service from Reading and Elizabeth Line service at Paddington.







# Further information

## Viewings

Strictly through the joint  
sole letting agents.

## Terms

Upon application.

**NORTHWOOD**  
INVESTORS 

The Blade  
Abbey Square  
Reading RG1 3BD

## Contact

**Lambert  
Smith  
Hampton**

**0118 959 8855**

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

**James Newton**  
0118 960 6910  
jnewton@lsh.co.uk



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

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

**thebladereading.com**

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2020.

Designed and produced by Cre8te – 020 3468 5760 – cre8te.london