

ONE
VALPY
READING

Contemporary
urban office space

**ONE VALPY, READING
IS A **CONTEMPORARY
URBAN OFFICE SPACE**
DESIGNED TO ENHANCE
OCCUPIER NEEDS
THROUGH EXCEPTIONAL
ADDED VALUE SERVICES.**

GREAT PROMINENCE

- Located in Reading town centre
- Two minutes walk to Reading station in the core office district
- Frontage on to the leafy Forbury Gardens
- Five minutes walk to John Lewis, M&S, The Oracle shopping centre and more...

MAKE AN ENTRANCE



A WARM WELCOME

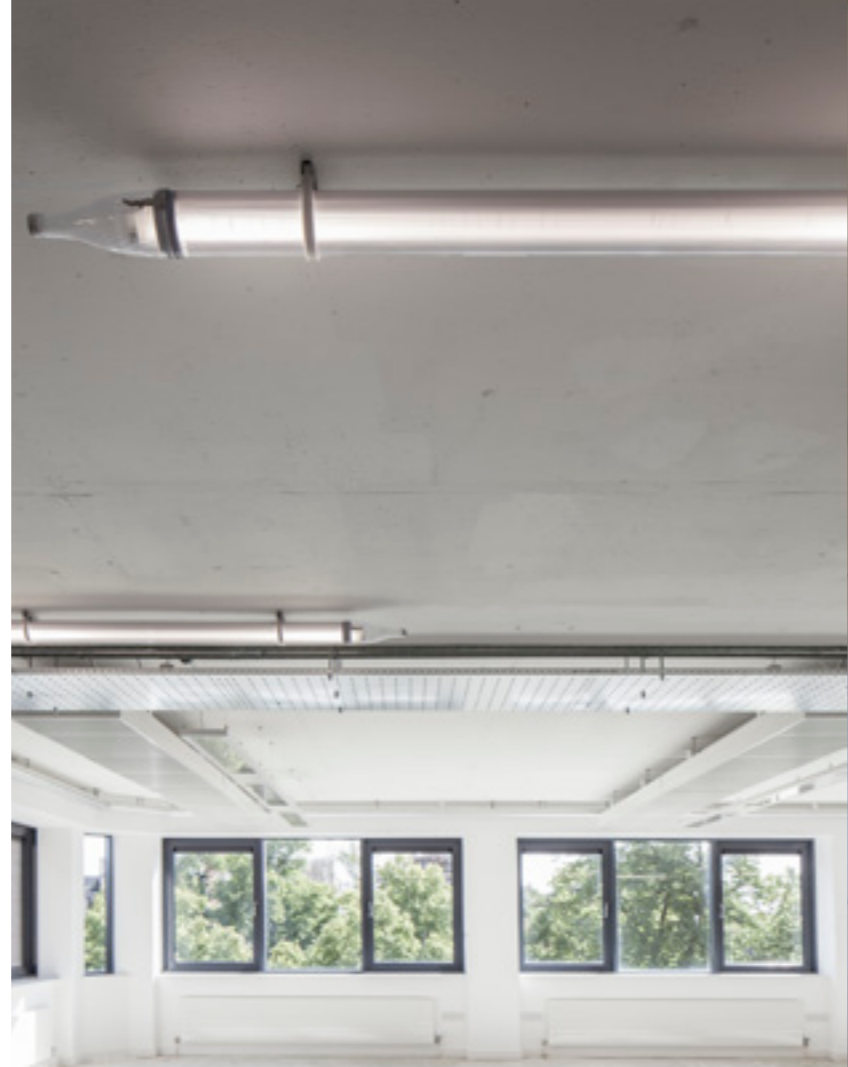
We sometimes need need an extra pair of hands. Which is why Portico, a specialist lifestyle services provider,

will be based on site to provide superior services to meet the specific needs of the tenants, which include:

- Enhanced reception experience and visitor management
- Concierge service
- Conference room facilities
- Travel services



IT'S ALL IN THE DETAIL





A COOL CONTEMPORARY SPACE

One Valpy uses a Passive Chilled Beam system to keep your business cool. It has been designed and engineered to meet a cooling load of 40w/m². The chilled beam is

based around natural convection and self-regulates to keep the room temperature at an even and comfortable level. Air velocity is controlled in relation to the heat load

of the space, which delivers high quality comfort at a cost saving to an energy hungry AC system. The beams are silent in operation.



A FIRST CLASS SERVICE

The ground floor unit of One Valpy has been designed to be an extension of the tenants' office space, the 3,800 sq ft unit will be there for the benefit

of your workforce from dusk till dawn. Breakfast, lunch and dinner all within the building.





THRIVING BARS, RESTAURANTS AND CAFÉS TO UP-MARKET HIGH STREET BRANDS

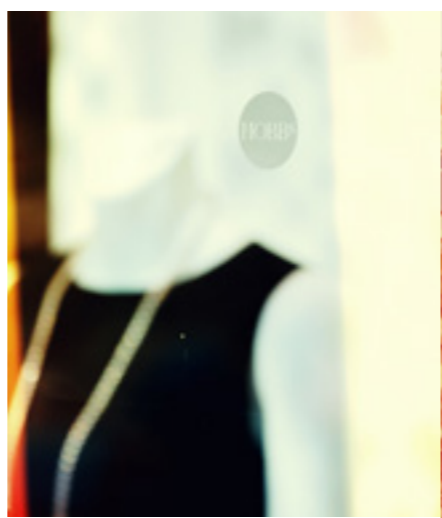
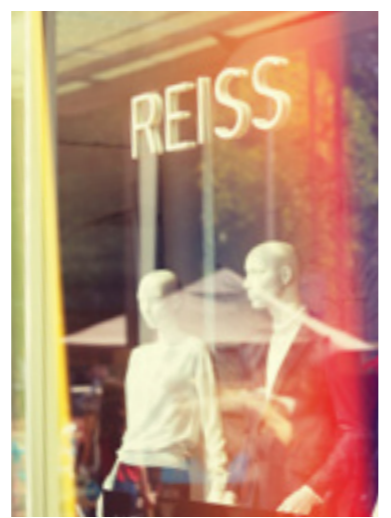
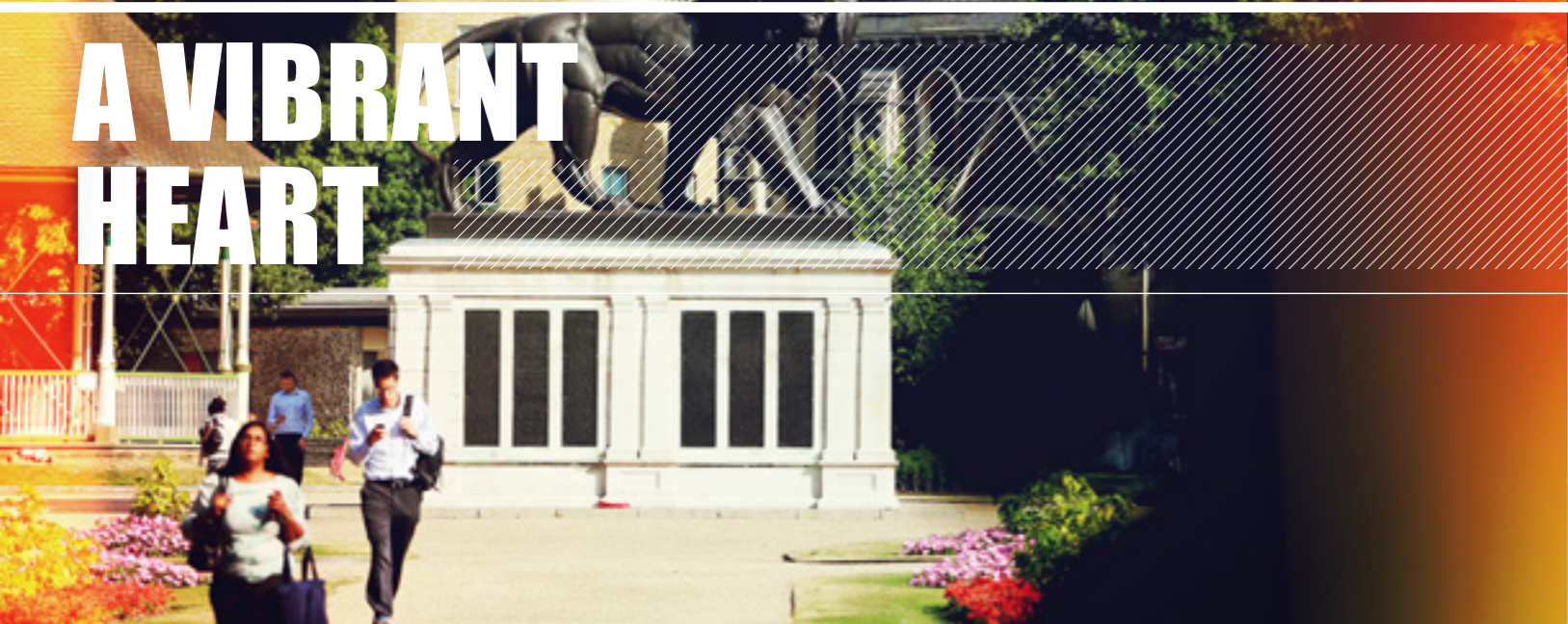


One Valpy overlooks Forbury Gardens in the heart of Reading town centre. The building's central location benefits from an abundance of retail, leisure and restaurant facilities all within a

short walk. This well connected town centre brings together a range of independent and well known brands, alongside a vast selection of bars and restaurants.

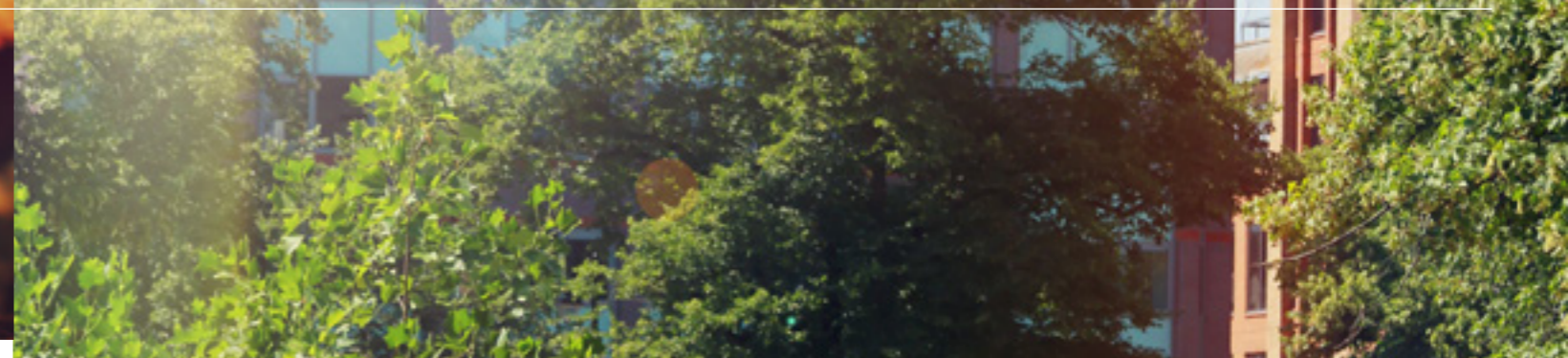
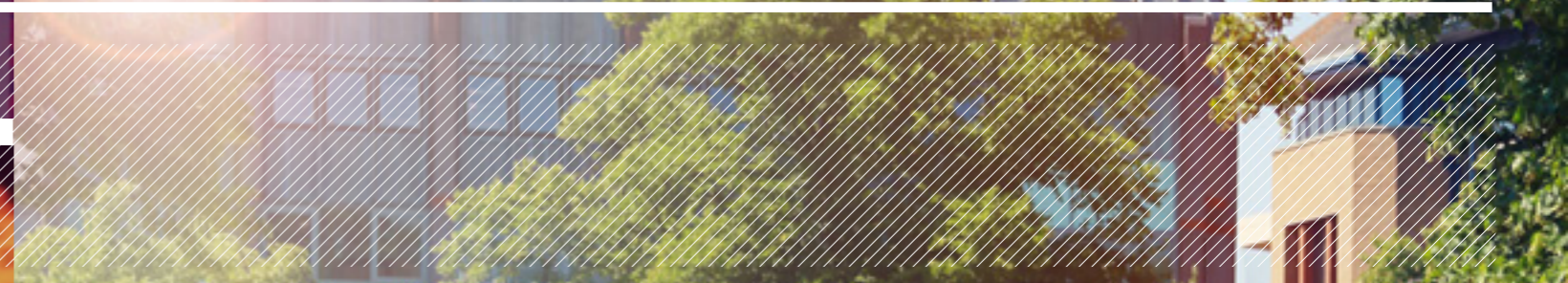
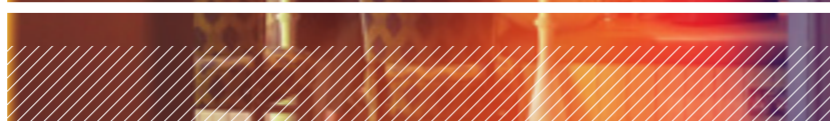


A VIBRANT HEART





**WITH MORE
ATTRACTIONS**



**READING IS
REGARDED AS THE
CAPITAL OF THE
THAMES VALLEY
WITH A LARGE
AND THRIVING
WORKFORCE**

**READING IS THE BEST PERFORMING
LARGE ECONOMIC AREA IN THE UK****

**READING IS RANKED NO. 1 IN THE UK
FOR THE PERCENTAGE OF PEOPLE IN THE
LABOUR MARKET IN EMPLOYMENT***

**READING HAS THE 5TH BEST QUALIFIED
WORKFORCE IN THE UK***

**READING IS 5TH FOR SHARE OF UK GRADUATES (28%
OF POPULATION ARE GRADUATES) AND OVER A FIFTH
OF UNIVERSITY OF READING GRADUATES STAY LOCAL
THANKS TO THE BUOYANT ECONOMY***

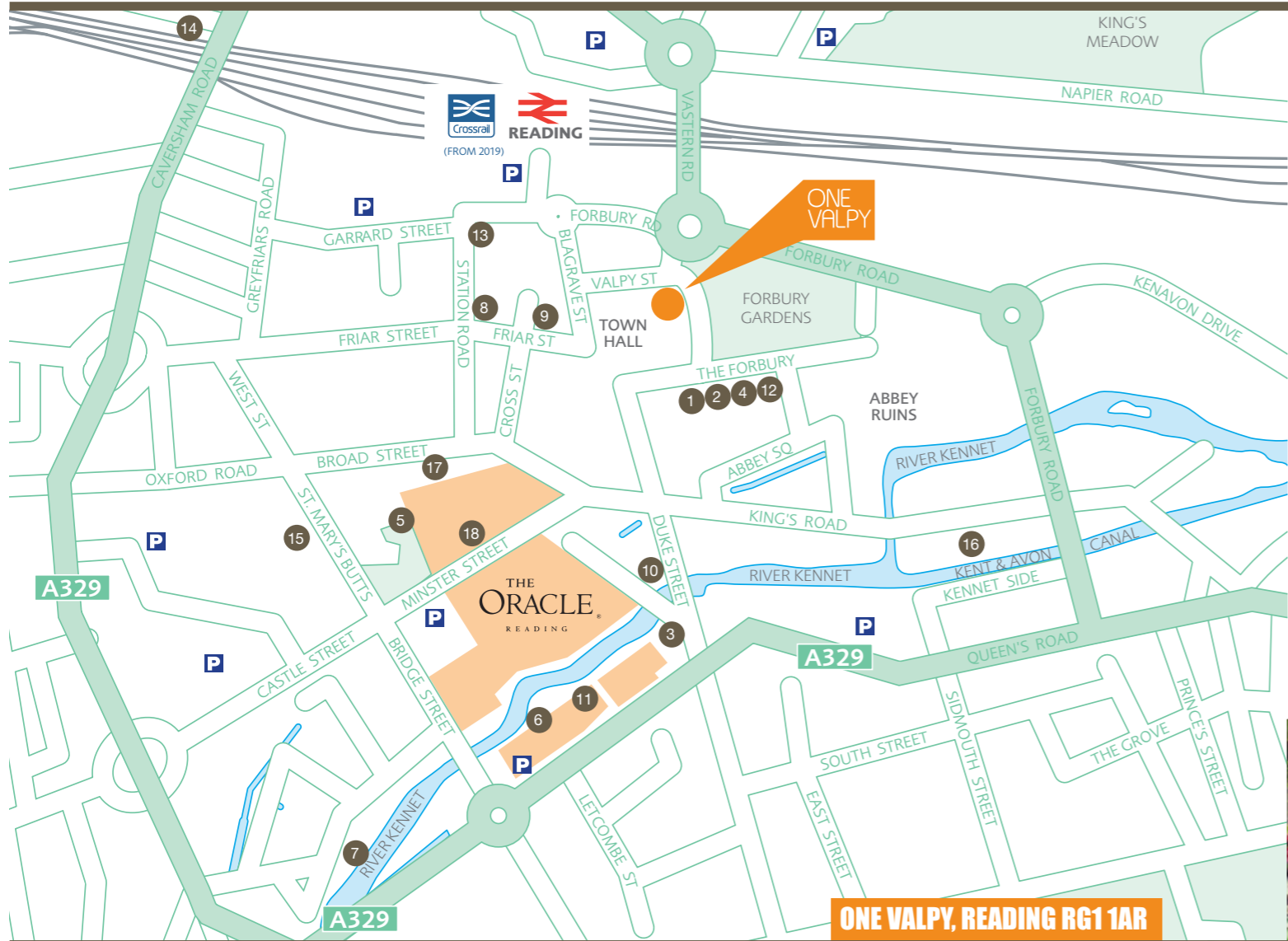
**READING HAS THE 5TH HIGHEST START UP RATE IN THE
UK AND IS IN THE TOP TEN FOR PATENTS GRANTED***

**READING HAS ATTRACTED MANY
GLOBAL COMPANIES AND IS HOME TO
13 OF THE WORLD'S TOP 30 BRANDS***

Sources

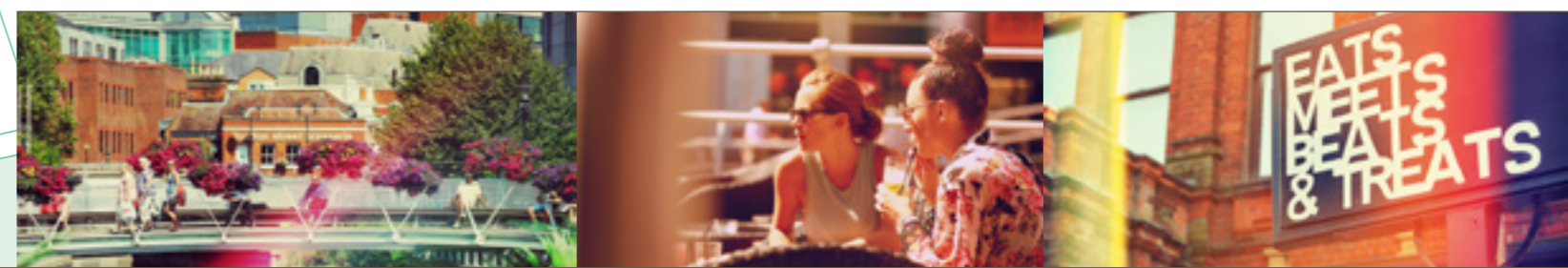
* Centre for Cities 2014

** Good Growth for Cities 2013 report (PwC/Demos) on the 36 largest economic areas in the UK, according to 10 key indicators key to economic success and wellbeing, including employment, health, income and skills.



READING OFFERS A RICH AND DIVERSE ARRAY OF AMENITIES

ONE VALPY, READING RG1 1AR



- | | | | | | |
|--|---|--|--|--|--|
| <p>Restaurants</p> <ul style="list-style-type: none"> 1 Forbury's 2 Carluccio's 3 London Street Brasserie 4 Forbury Hotel featuring the Cerise Restaurant 5 Bill's 6 Jamie's Italian 7 Loch Fyne | <p>Bars & Pubs</p> <ul style="list-style-type: none"> 8 Pitcher & Piano 9 O'Neill's 10 Mix Cocktail Bar 11 All Bar One <p>Hotels</p> <ul style="list-style-type: none"> 12 The Forbury Hotel 13 Malmaison Reading <p>Gyms</p> <ul style="list-style-type: none"> 14 Pure Gym 15 The Gym Reading 16 Buzz Gym | <p>Retail</p> <ul style="list-style-type: none"> 17 John Lewis 18 The Oracle, includes: Apple, Hugo Boss, Hobbs, Hollister Co., House of Fraser, Office, Reiss, Sky, Superdry, Swarovski, Waterstones, Zara, Vue Cinema | <p>Amenities nearby</p> <p>Conference Centres</p> <ul style="list-style-type: none"> The Royal Berkshire Conference Centre (Madejski Stadium) <p>Restaurants</p> <ul style="list-style-type: none"> The French Horn, Sonning The Fat Duck, Bray The Waterside Inn, Bray | <p>Health Spas</p> <ul style="list-style-type: none"> David Lloyd Nirvana Spa Nuffield Heath <p>Hotels</p> <ul style="list-style-type: none"> The Hilton Hotel | <p>Golf Courses</p> <ul style="list-style-type: none"> Castle Royle, Reading Goring & Streatley, Reading Sonning Golf Club, Reading Bearwood Lakes, Wokingham The Berkshire, Ascot |
|--|---|--|--|--|--|



ATTRACTING A WIDE RANGE OF LEADING AND EMERGING BUSINESSES

As one of the leading business centres in the Thames Valley, Reading has benefited from its unique location by attracting many global companies and is home to 13 of the world's top 30 brands: Microsoft, Cisco, Symantec,

BG Group, Oracle Corporation, Prudential, Foster Wheeler, Verizon.

Knowledge-intensive business services make up 40% of all central Reading businesses. In addition, the busy business parks surrounding the town

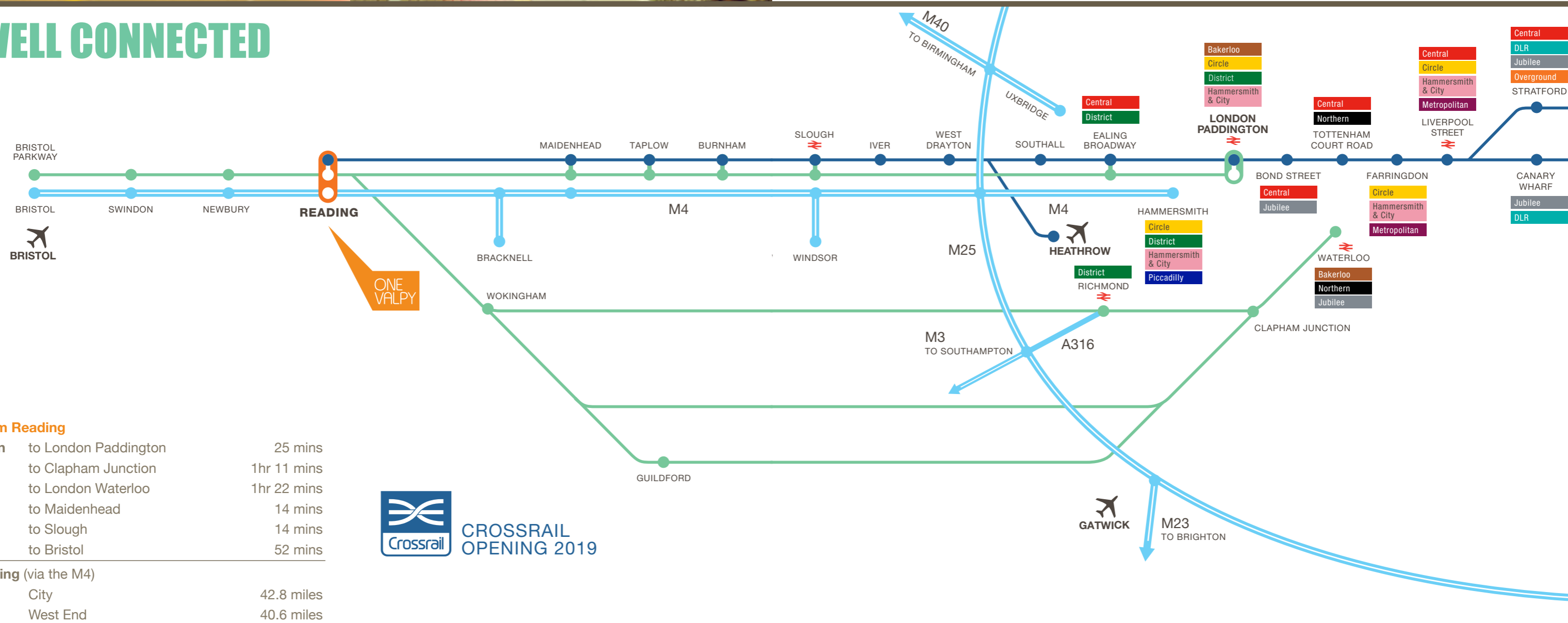
mean that Reading and adjoining Wokingham are ranked 8th and 1st in the UK as a tech employment cluster.*

Reading is second only to London for the concentration of SMEs.

Source
*KPMG's Tech Monitor Report 2013



WELL CONNECTED



From Reading

Train	to London Paddington	25 mins
	to Clapham Junction	1hr 11 mins
	to London Waterloo	1hr 22 mins
	to Maidenhead	14 mins
	to Slough	14 mins
	to Bristol	52 mins

Driving (via the M4)

City	42.8 miles
West End	40.6 miles

Airports

To London Heathrow		
Train		56 mins
Driving	Via the M4	28.8 miles
To London Gatwick		
Train		1hr 16 mins
Driving	Via the M3 and M25	55.6 miles



From Reading

Crossrail (Opening 2019)		
	to Heathrow	38 mins
	to London Paddington	49 mins
	to Bond Street	53 mins
	to Tottenham Court Road	55 mins
	to Farringdon	58 mins
	to Liverpool Street	1 hr 1 min
	to Canary Wharf	1 hr 7 mins

(Source: Train times - National Rail, Road - AA)

Excellent connectivity

Reading is only 25 minutes non-stop from London by train. Over 200 trains a day link Reading's new £800 million station with London.

There are direct links to hub airports – Heathrow (28.8 miles) and Gatwick (55.6 miles) and Reading is located on the M4 east/west motorway axis.

SPECIFICATION HIGHLIGHTS

BREEAM – Very Good

EPC – B

Flexible open floor plates

A3 restaurant unit at ground floor

Contemporary exposed ceilings with suspended lighting and chilled beams

Double-height entrance and reception with feature lighting

Broadband fibre connectivity to the building

Landscaped entrance ways and terraces

Low operating costs

Digital Building Management System

Lighting to CIBSE Lighting Guide 7

12 car parking spaces including 2 disabled

Shower facilities with locker space

Electric car charging points

18 cycle spaces

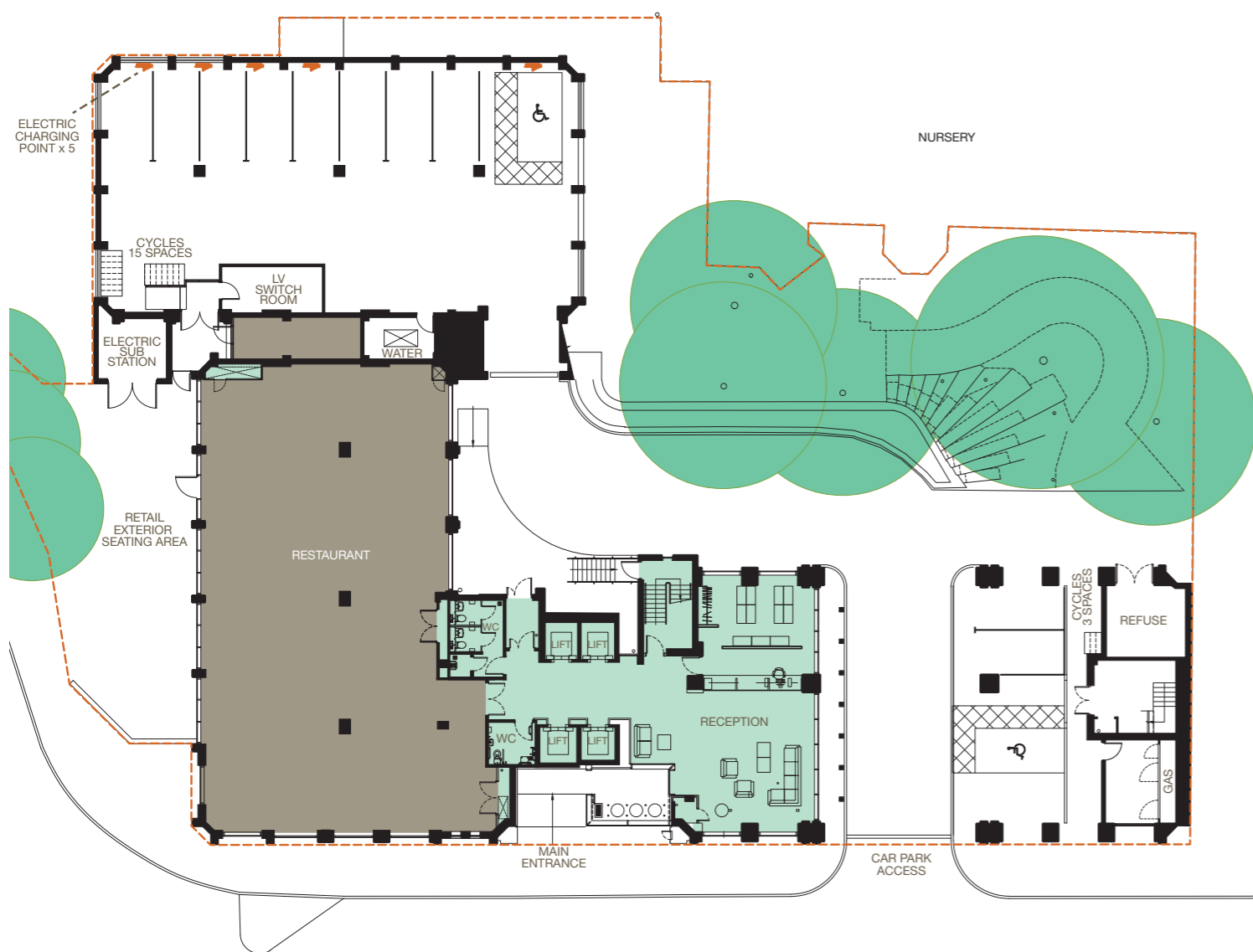
Portico lifestyle service provider

SCHEDULE OF AREAS

Net Internal Areas

	Total Available sq ft	East Side sq ft	West Side sq ft
Seventh floor	Let to Mabey	–	–
Sixth floor	3,591	3,591	Let to H&M
Fifth floor	3,430	Let to Rio Tinto	3,430
Fourth floor	3,494	Let to Thinking Phones	3,494
Third floor	Let to Bullitt Group	–	–
Second floor	10,761	7,243	3,518
First floor	7,581	7,581	–
Total available floor area	28,857		

GROUND FLOOR

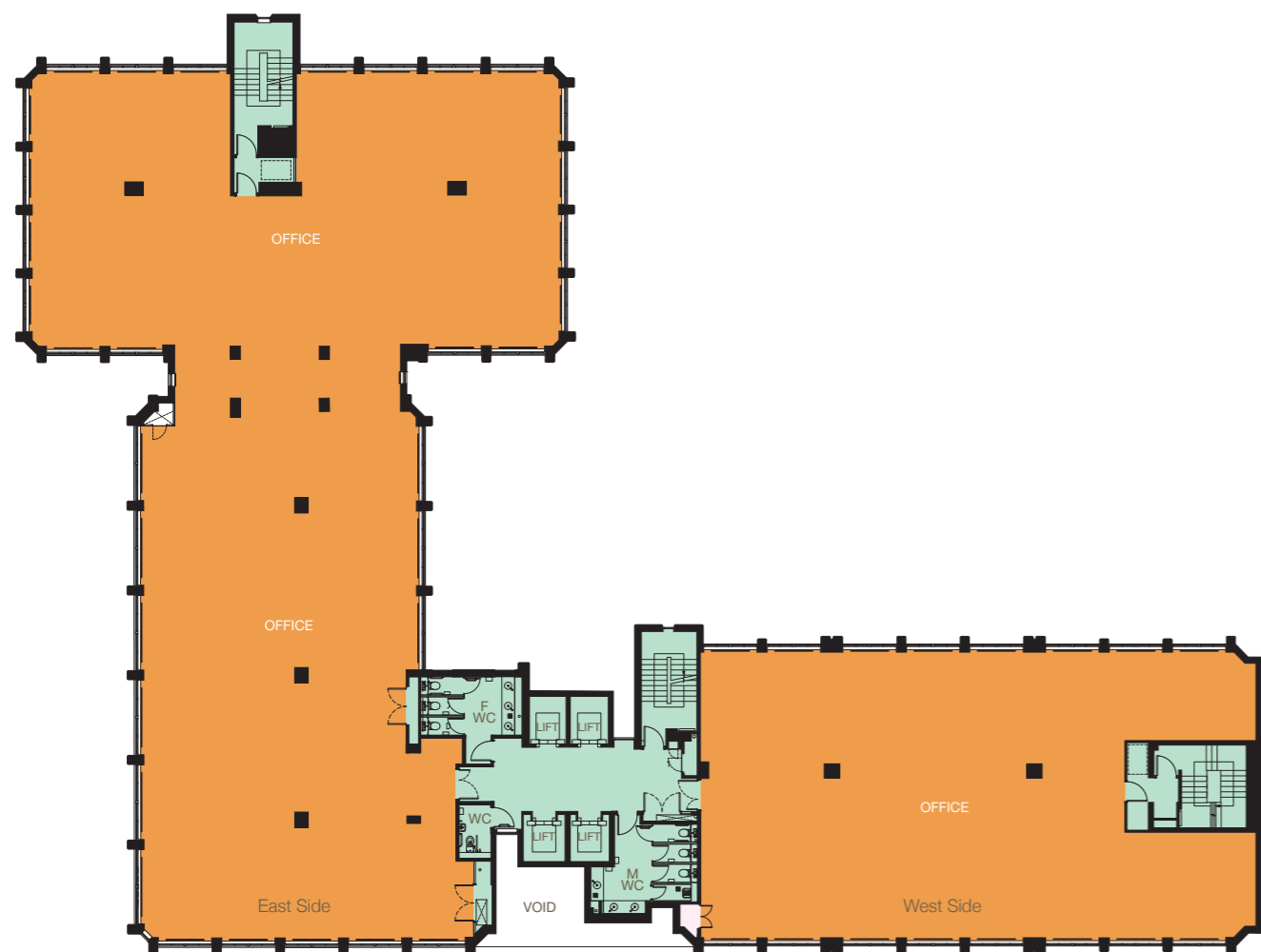


FIRST FLOOR

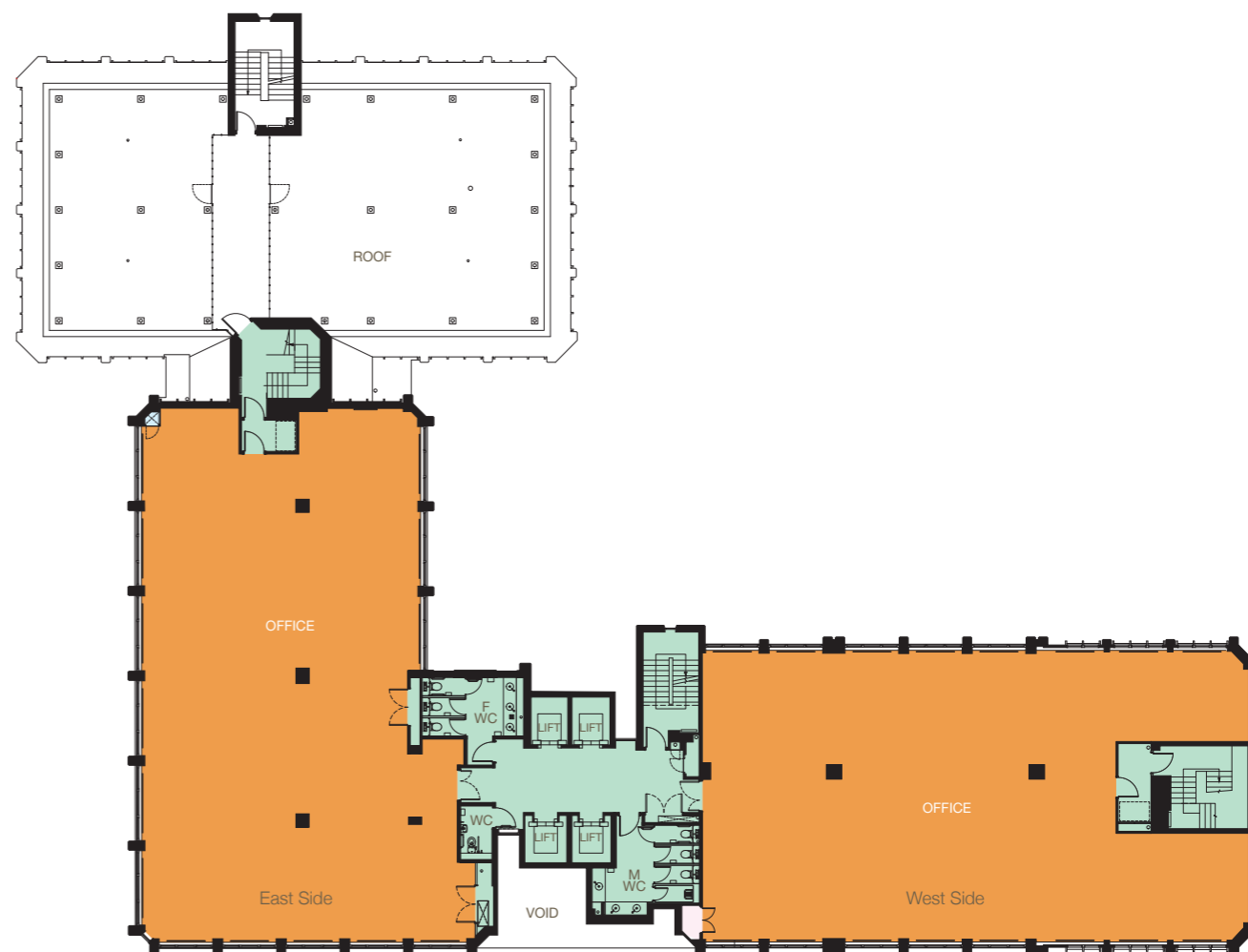


	Total sq ft	East Side sq ft	West Side sq ft
First floor	7,581	7,581	-

SECOND TO FOURTH FLOORS



FIFTH FLOOR



	Total sq ft	East Side sq ft	West Side sq ft
Fourth floor	3,494	Let to Thinking Phones	3,494
Third floor	Let to Bullitt Group	-	-
Second floor	10,761	7,243	3,518

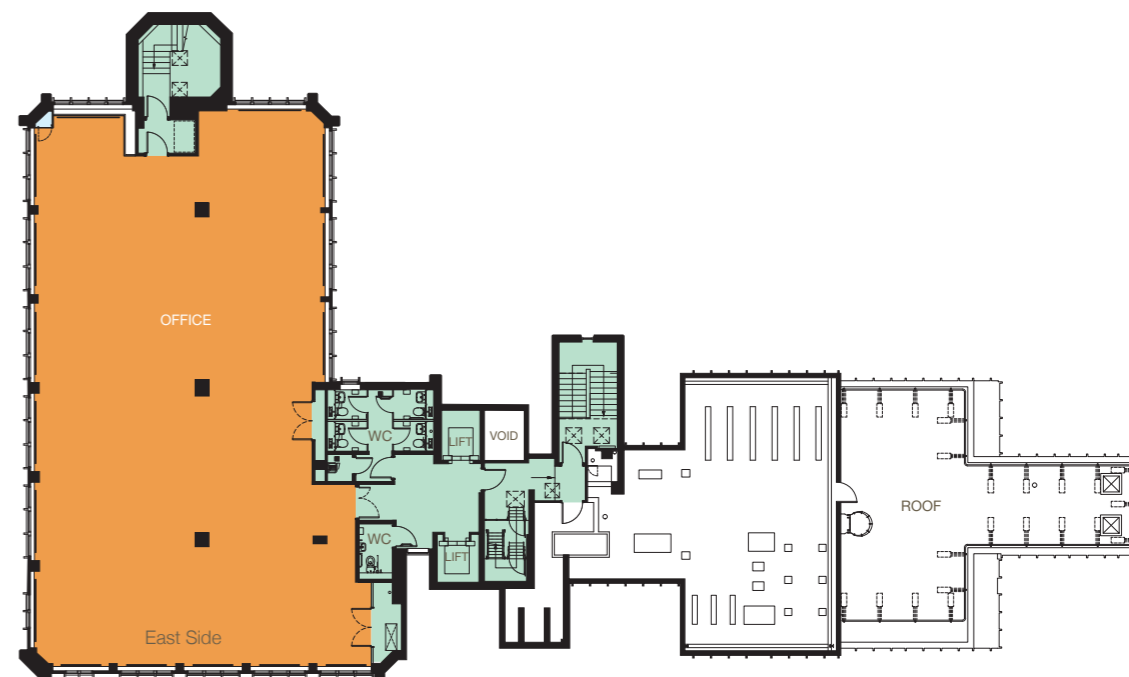
	Total sq ft	East Side sq ft	West Side sq ft
Fifth floor	3,430	Let to Rio Tinto	3,430

SIXTH FLOOR



	Total sq ft	East Side sq ft	West Side sq ft
Sixth floor	3,591	3,591	Let to H&M

SEVENTH FLOOR



	Total sq ft	East Side sq ft	West Side sq ft
Seventh floor	Let to Mabey	3,454	-

SPACE PLANS



Typical floor

Ratio	1:8 m ²	Kitchen	2
Workstations	134	Office	2
Meeting rooms	2	Library	1
Breakout areas	6		



Typical floor

Ratio	1:10 m ²	Kitchen	1
Workstations	70	Reception	1
Meeting rooms	11	Office	1
Breakout areas	8	Library	1

All enquiries to joint agents



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Reading Festival image courtesy of Sidney Bernstein.

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