

**THAMES
TOWER**

The eleventh floor

7,000 to 14,000 sq ft available





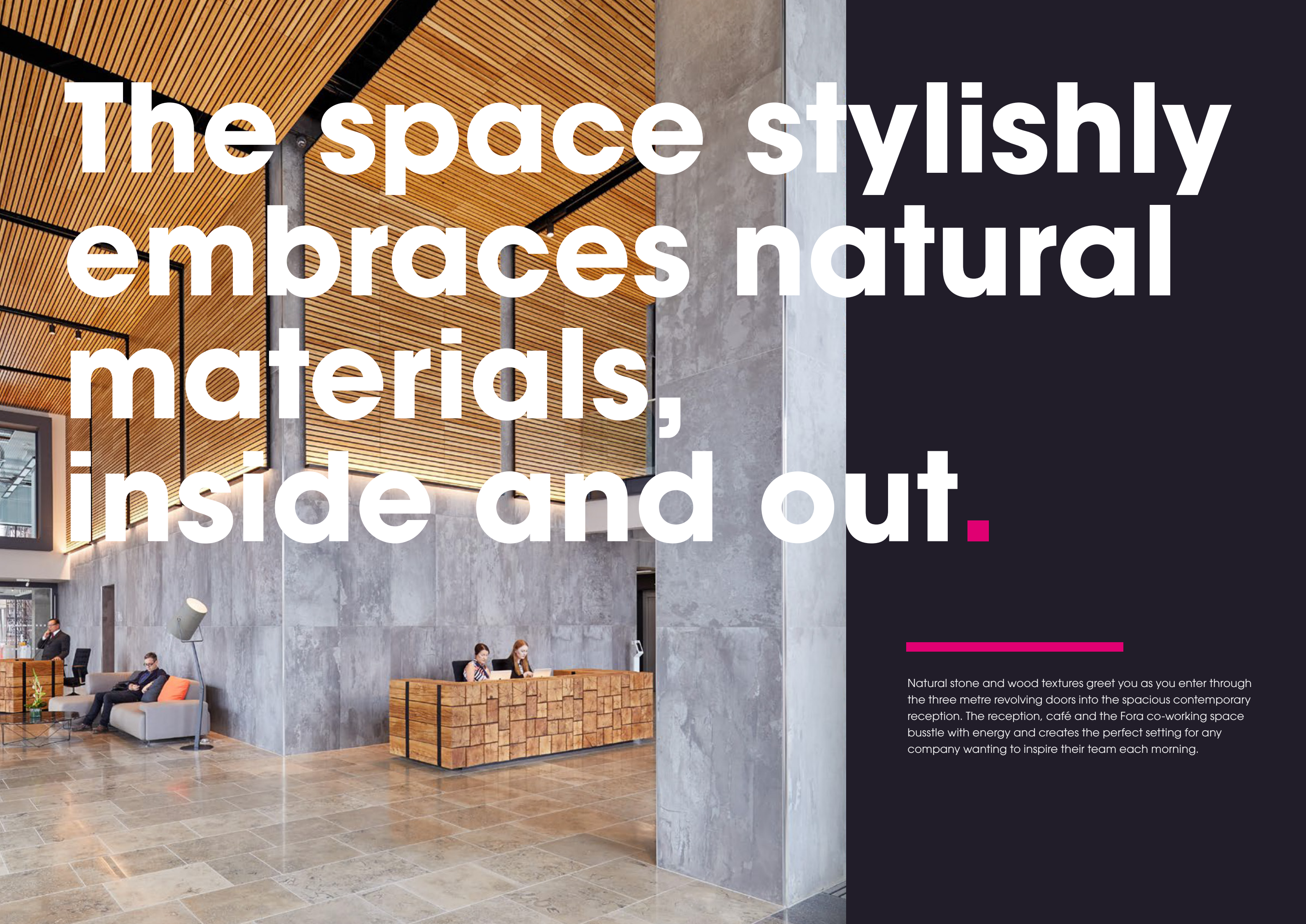
Fully fitted and furnished.

Make yourself at home.



Start your day properly, with a fresh coffee on the ground floor. Head up to your office or just keep on going right up to 'The Roost', the effortlessly-stylish communal 14th floor clubroom and garden. Thames Tower offers the most unique working environment available in Reading today, and the 11th floor is ready to occupy immediately.

7,000 to 14,000 sq ft available.



The space stylishly embraces natural materials, inside and out.

Natural stone and wood textures greet you as you enter through the three metre revolving doors into the spacious contemporary reception. The reception, café and the Fora co-working space bustle with energy and creates the perfect setting for any company wanting to inspire their team each morning.



The journey through the building begins in the ultra modern lift lobbies where they set the tone of the workspaces above.



Located directly opposite Reading Station, on the newly developed and pedestrianised Station Plaza, Thames Tower acts as a high-profile, landmark welcoming visitors to Reading.



**Located directly
opposite Reading Station.**

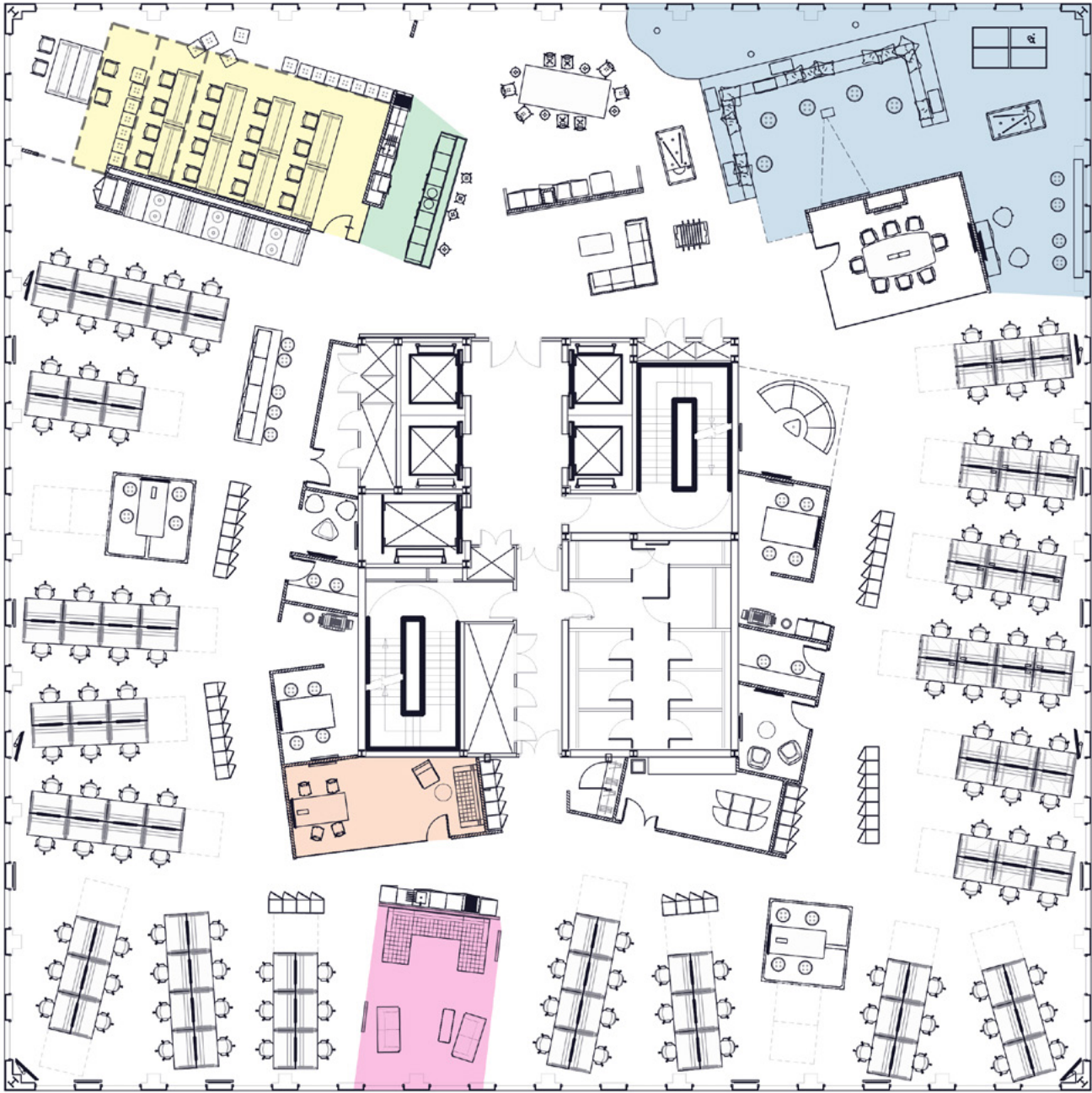




7,000 to 14,000 sq ft floor plate.

The 14,000 sq ft floor can be sub-divided to suit an occupier's needs, and boasts many unique and creative spaces to explore.

The eleventh floor



Current layout

131 'up-down' desks	3 One to one meeting rooms
1 Eight person private meeting room	46 Lockers
1 Eight person open meeting space	Kitchen breakout area
1 Private Directors room	Multipurpose training room and event space
2 Four person meeting rooms	2 Print hubs
3 Four person meeting spaces	



Large breakout spaces for collaboration and one to one's



Open kitchen accommodates 30+ people with all facilities



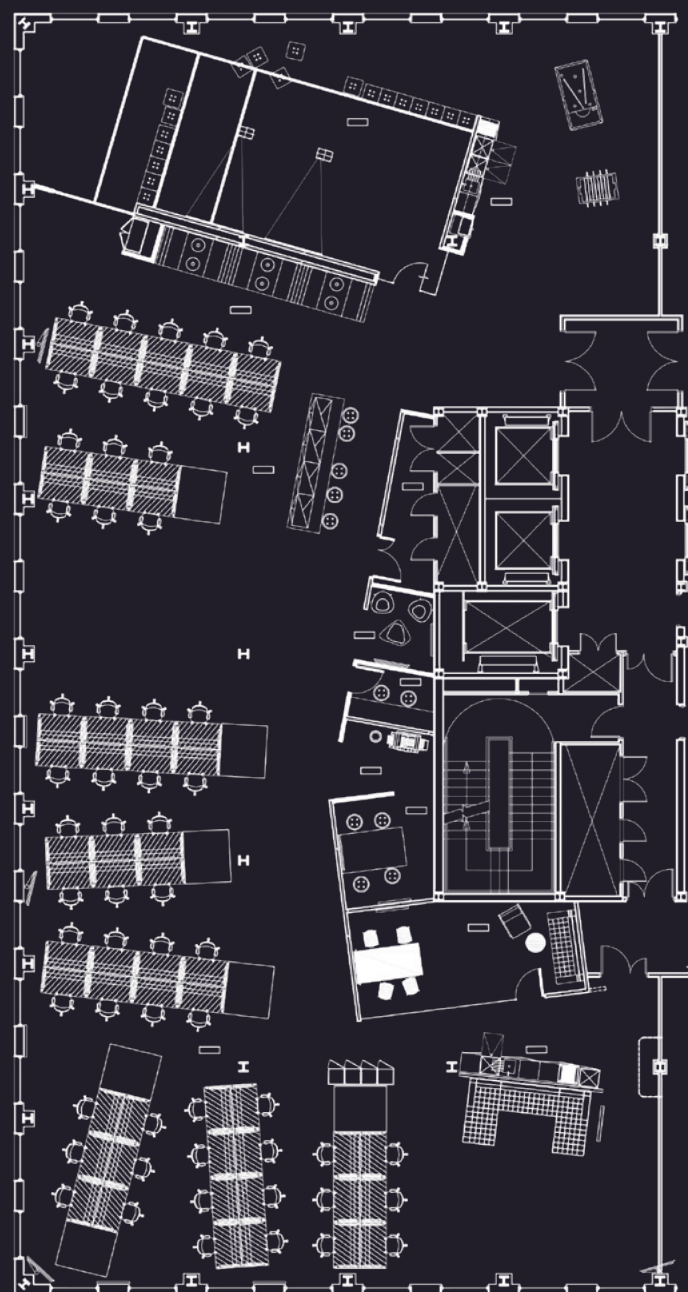
The directors 'Den'



Plenty of soft multipurpose booths and sofa spaces



Multipurpose training room and event space



Indicative 50% split layout

58 fixed desks (plus expansion for 14 desks)

The Den private office

Kitchen / break-out area

20+ person training room / event space

Collaboration area with secondary kitchen

4 person open meeting room

5 person high bench

3 x 4 person booths

2 person zoom room

2 person open booth room

Printer / copier zone

Storeroom

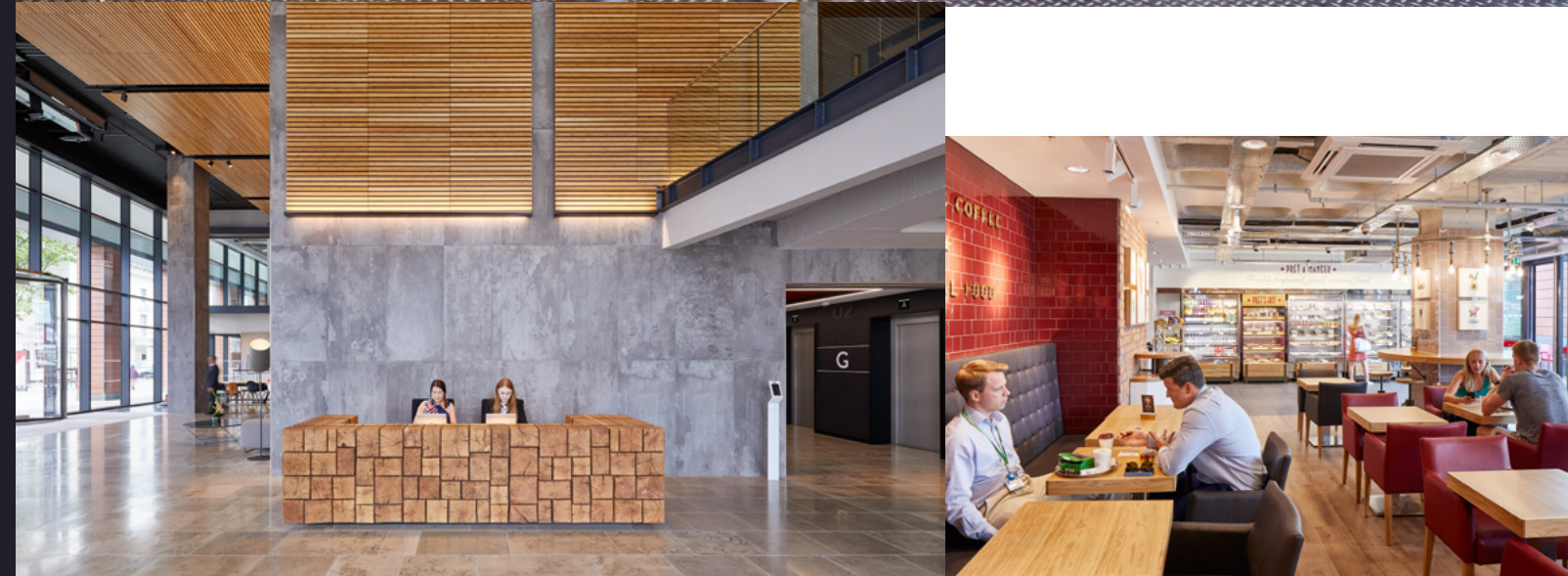
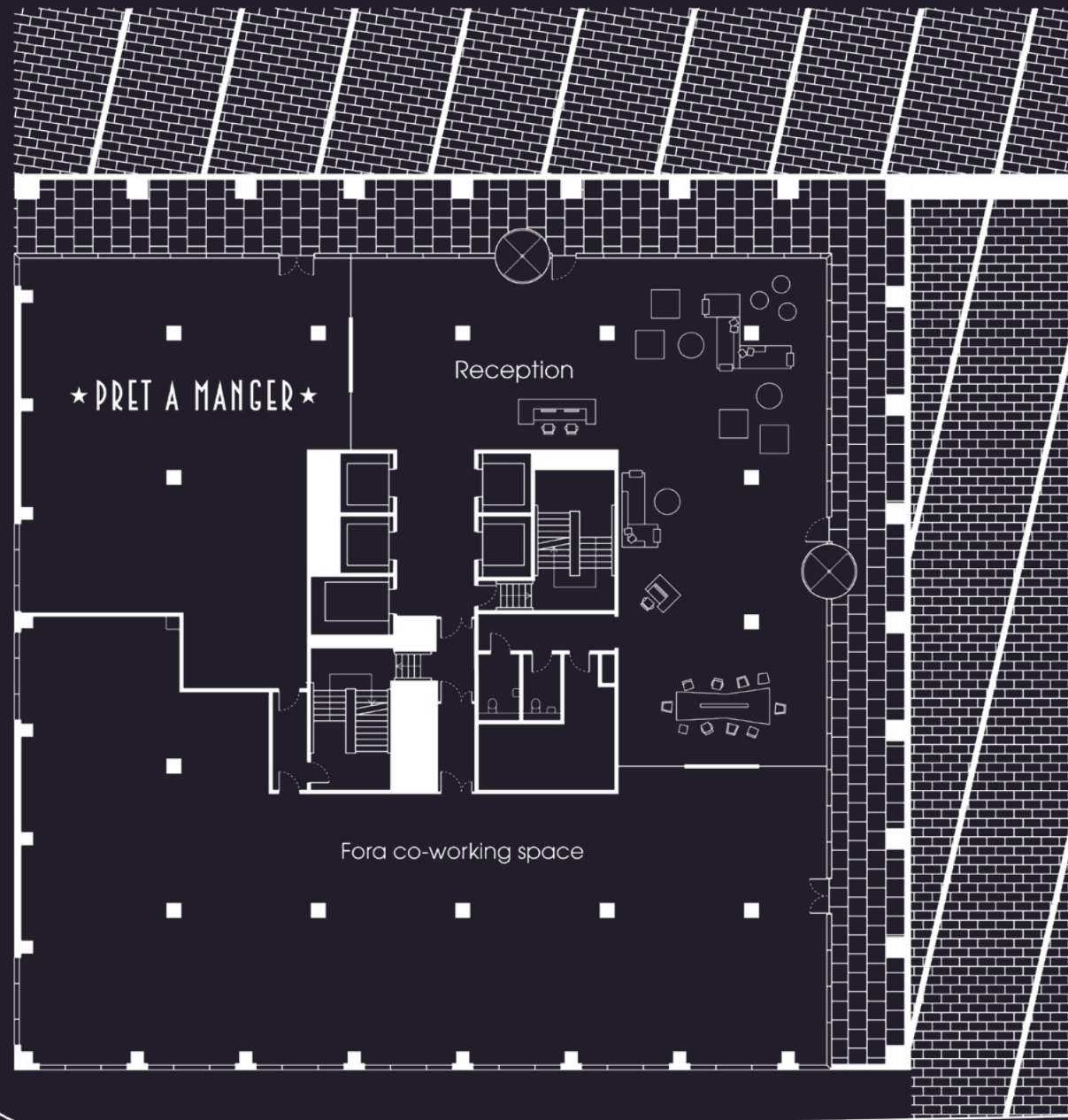


The perfect destination workspace - ready to occupy

Whatever your needs.



The ground floor



The basement



Details

BREEAM: 'Very Good' / EPC: 'B'

Wired Score: 'Gold'

#receptiontoconnection:
42.5 seconds

Large double height reception
with feature desk and lighting

Roost: communal sky garden with
decked roof terrace area on the
14th floor

Flexible open floor plates with 360
degree panoramic views

Concierge / 24 hour security

Occupancy density - 1 person /
10m2

Lifts - 4 x lifts (17 passengers) /
1 x goods lift

104 cycle spaces

Shower facilities (6 x male /
6 x female) with locker and
drying space

Double height colonnade
and glazed façade in front of
reception lobby with direct
access to café on the ground floor

Broadband fibre connectivity
to the building

Digital building management
system (BMS)

Dedicated delivery access via
basement level to all floors

Raised floor - 220mm O/A

Floor loadings - 2.5 + 1.0kN/m2

Floor voids - 150mm

Small power - 25W/m2

Contemporary exposed
ceilings with suspended LED
lighting and high efficiency
4-pipe fan coil system

Lighting - 10W/m2

Additional tenant risers and
tenant plant space

The Roost

The Roost, the communal clubroom and garden located on the 14th floor, provides an inspirational space for the building's occupiers to freely use.

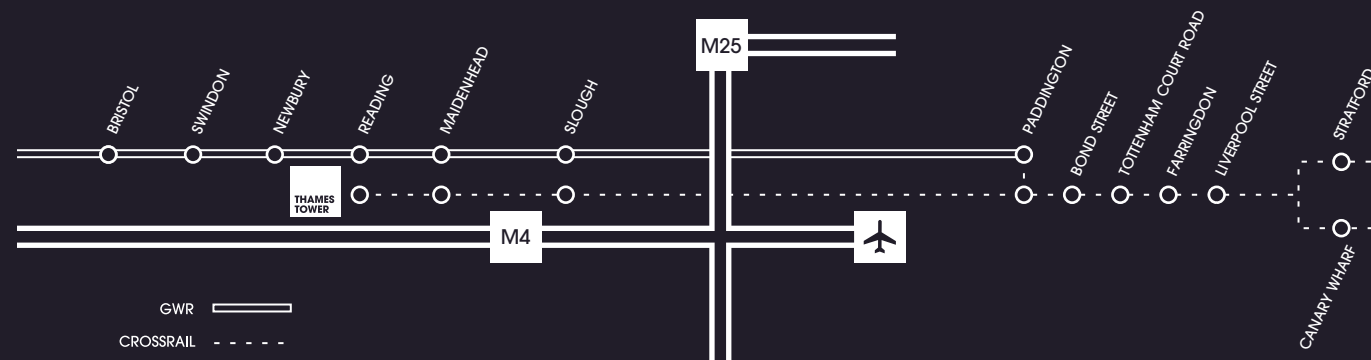
The communal clubroom and garden up on the 14th floor

A casual meeting, an evening drink, or just to hang out for a while.





Perfectly positioned.



27 minutes to Paddington

30 minutes to Bond Street

39 minutes to Liverpool Street

46 minutes to Canary Wharf

By Rail

With the newly planned Elizabeth Line (2020) journey times into Central London and beyond will be greatly reduced. Heathrow Airport will be even easier to reach once a new rail link is complete, passengers will no longer have to travel via London Paddington to reach the airport.

Sources: nationalrail.co.uk / crossrail.co.uk

By Road

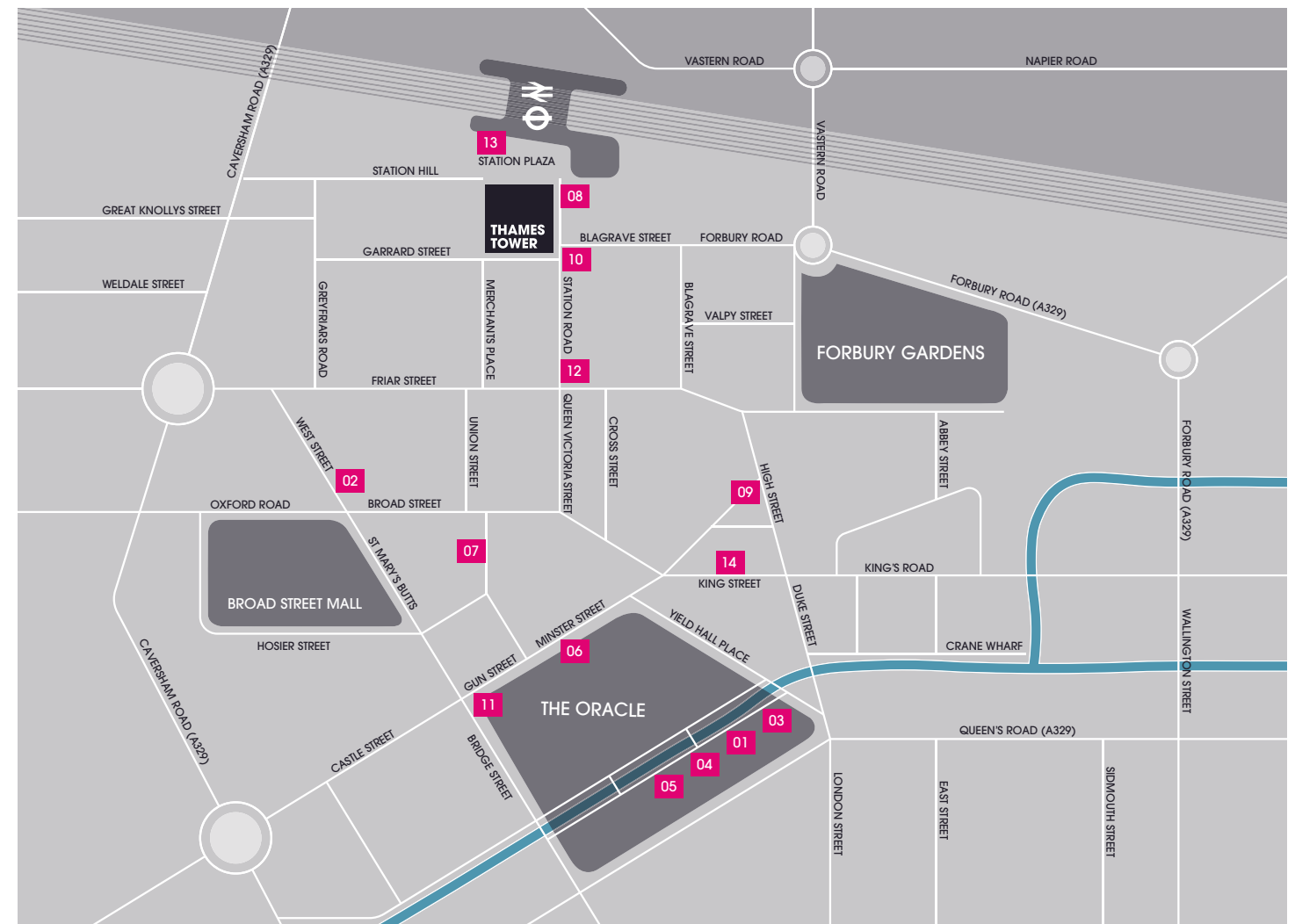
Reading is located within easy access from the M4 at three junctions and further connections to the national motorway network and the M25.

Source: maps.google.co.uk

M4 (J11)	3.5 miles
M4 (J12)	5 miles
M4 (J10)	5.5 miles
Bracknell	12 miles
M3 (J3)	16 miles
Basingstoke	17 miles
Maidenhead	19 miles
Slough	23 miles
M25 (J15)	24 miles
Oxford	26 miles
Heathrow	27 miles
Central London	44 miles
Southampton	47 miles
Gatwick	56 miles
Birmingham	103 miles



There's more to explore.



Long lunches, something on the go or some Friday drinks. There's plenty of options.

- | | |
|---------------------------------|-----------------------------|
| 01 Browns | 08 Costa |
| 02 Coconut Bar & Kitchen | 09 Starbucks |
| 03 Côte Brasserie | 10 Mal Maison |
| 04 Miller & Carter | 11 Zero Degrees |
| 05 Las Iguanas | 12 Revolution |
| 06 Buenasado Steakhouse | 13 The Three Guineas |
| 07 Bill's Restaurant | 14 The Botanist |



Reading features an outstanding mix of restaurants, coffee shops, bars offering everything you'll need from breakfast on-the-go to evening fine dining. There really is so much to explore.

Viewings

Strictly through sole letting agents.

Lease Terms

The Full Repairing and Insuring Lease expires March 2027.

Rent, service charge and business rates on application.

Fit-out and furniture available, subject to negotiation.

Contact

hatch
real estate

Tom Fletcher

07752 127 413

tom@hatch-re.com

Charlie Benn

07563 383 443

charlie@hatch-re.com

**THAMES
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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2022.