

ABBEY GARDENS

Abbey Street / Reading / RG1 3BA





ABBHEY GARDENS





Highly flexible,
fully refurbished
Grade A office space

 <p>VRF HEATING AND COOLING SYSTEM</p>	 <p>SUSPENDED CEILINGS WITH LG7 COMPLIANT RECESSED LIGHTING</p>	 <p>FULLY ACCESSIBLE RAISED FLOORS</p>
 <p>PIR LIGHTING THROUGHOUT WITH DAYLIGHT SENSORS</p>	 <p>THREE 16 PERSON PASSENGER LIFTS</p>	 <p>13 PASSENGER GOODS LIFT</p>
 <p>WC FACILITIES ON ALL FLOORS</p>	 <p>IMPRESSIVE CAR PARKING RATIO OF 1:1087 SQ FT</p>	 <p>BREEAM RATING OF 'VERY GOOD' AND AN EPC RATING OF 'C'</p>

Abbey Gardens offers the perfect mix of business advantages with all the benefits of a prominent location in the centre of Reading.

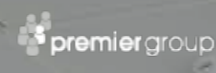
Refurbished to an extremely high standard, Abbey Gardens provides the opportunity to acquire up to 37,926 sq ft of Grade A office accommodation.

Large floor plates - rarely available in a town centre location - enable the occupier to maximise the potential of the space, offering real flexibility. Excellent natural light and fantastic views across Reading and beyond, make it an inspiring creative environment and a place in which your staff will be proud to work.

Energy efficiency is an important consideration for modern companies, and Abbey Gardens has been designed with this in mind. This emphasis on sustainability will help boost your company's green credentials, and enable you to use them as a key strand of your CSR commitments.

The eco-friendly design also provides financial benefits, as the installation of efficient new plant and M&E help to deliver low running costs for the occupier.

EXISTING TENANTS ENJOYING NEW BIKE RACKS, SHOWER AND LOCKER FACILITIES



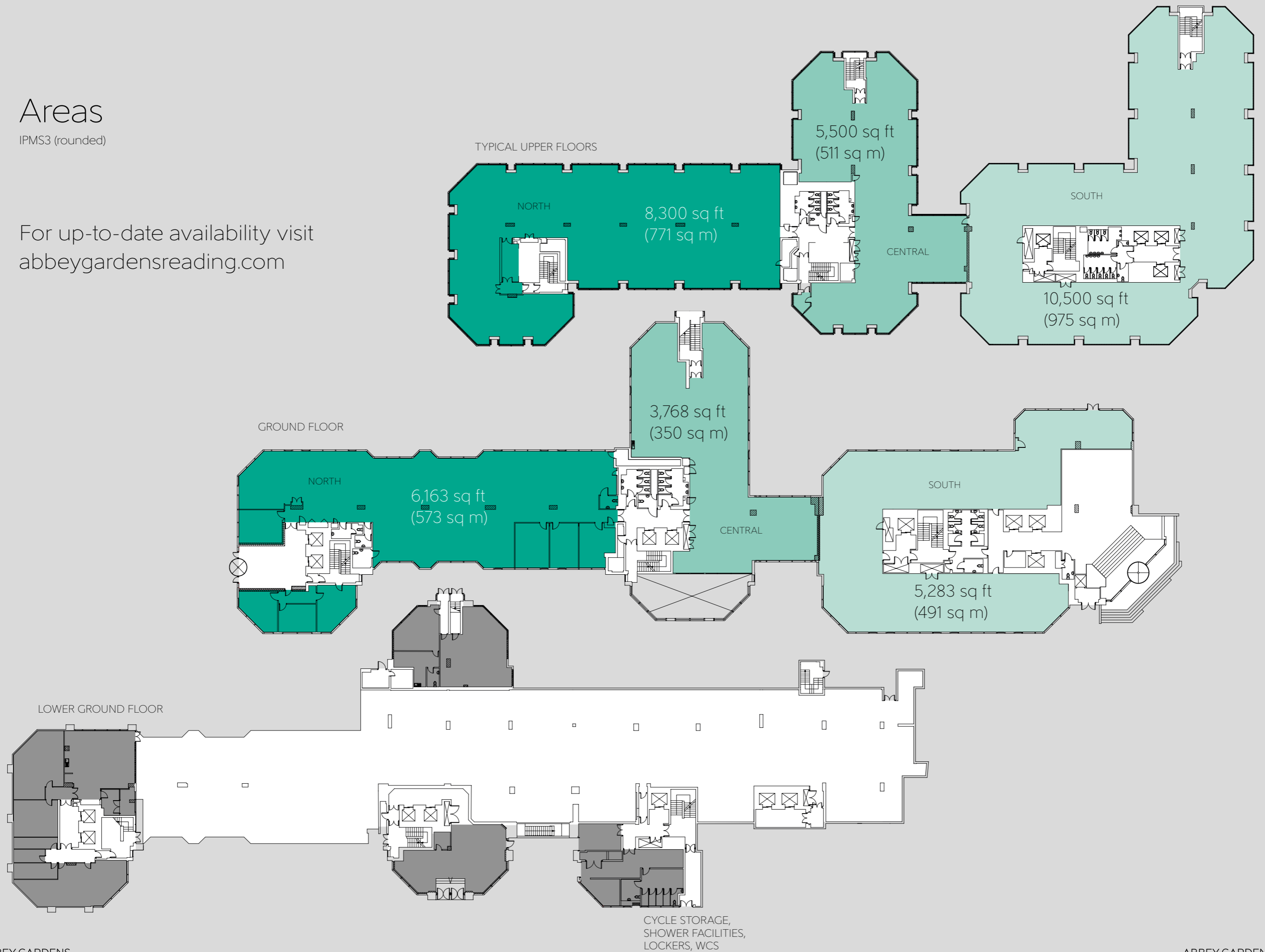
Flexible accommodation in great company



Areas

IPMS3 (rounded)

For up-to-date availability visit abbeygardensreading.com



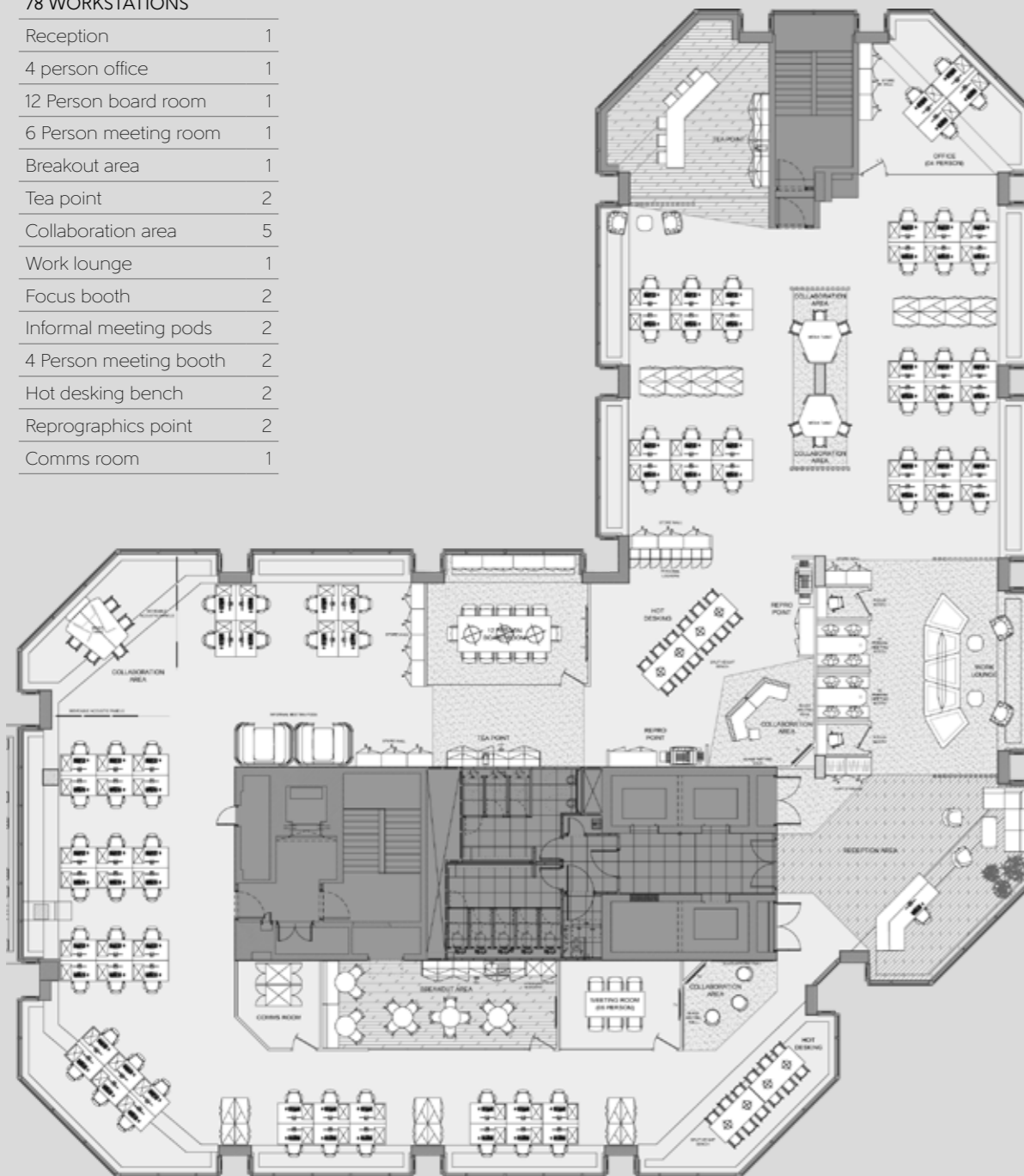
Space plans

LOW DENSITY WHOLE FLOOR

SOUTH BLOCK

78 WORKSTATIONS

Reception	1
4 person office	1
12 Person board room	1
6 Person meeting room	1
Breakout area	1
Tea point	2
Collaboration area	5
Work lounge	1
Focus booth	2
Informal meeting pods	2
4 Person meeting booth	2
Hot desking bench	2
Reprographics point	2
Comms room	1



HIGH DENSITY SPLIT FLOOR

SOUTH BLOCK

32 WORKSTATIONS

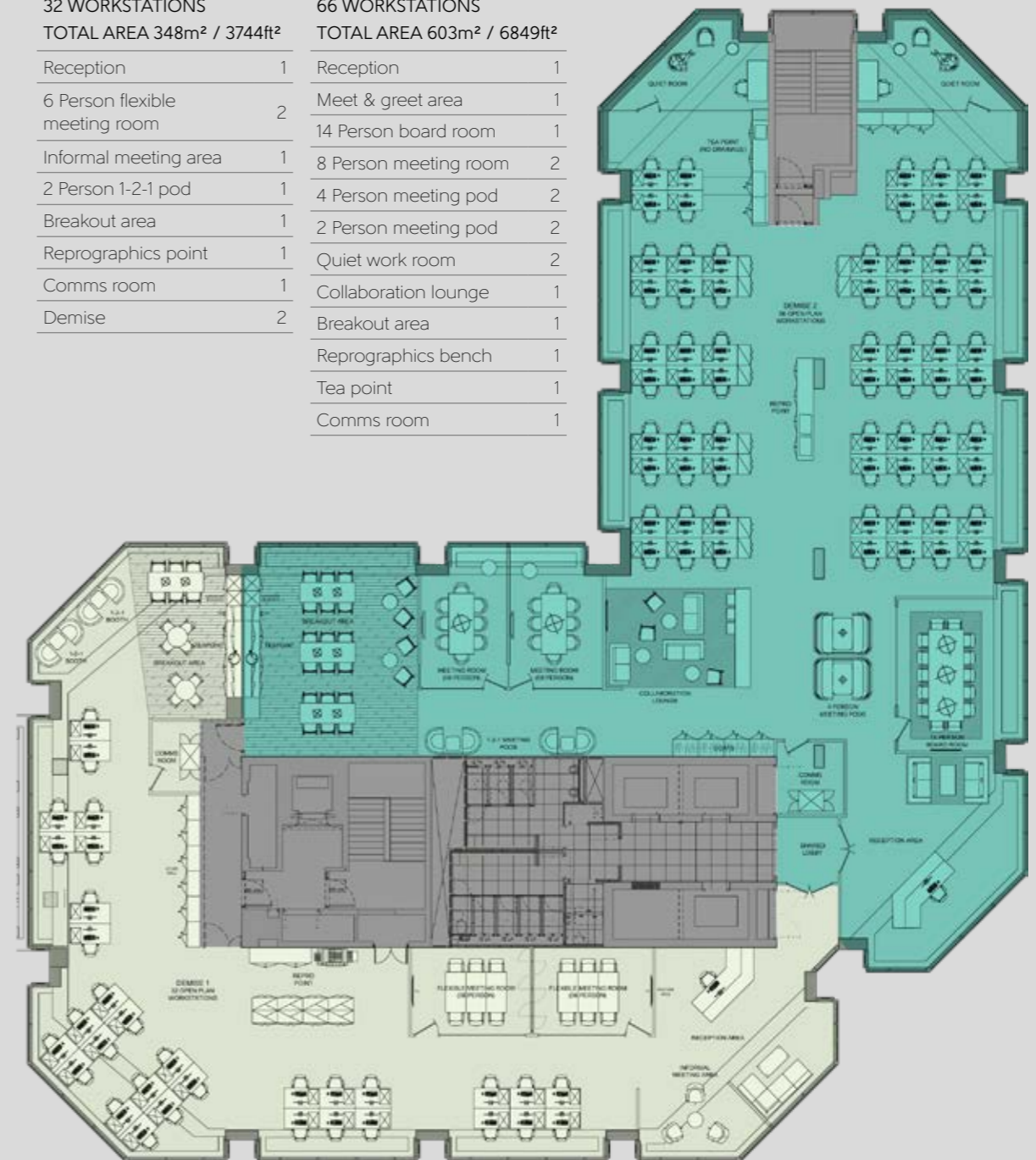
TOTAL AREA 348m² / 3744ft²

Reception	1
6 Person flexible meeting room	2
Informal meeting area	1
2 Person 1-2-1 pod	1
Breakout area	1
Reprographics point	1
Comms room	1
Demise	2

66 WORKSTATIONS

TOTAL AREA 603m² / 6849ft²

Reception	1
Meet & greet area	1
14 Person board room	1
8 Person meeting room	2
4 Person meeting pod	2
2 Person meeting pod	2
Quiet work room	2
Collaboration lounge	1
Breakout area	1
Reprographics bench	1
Tea point	1
Comms room	1

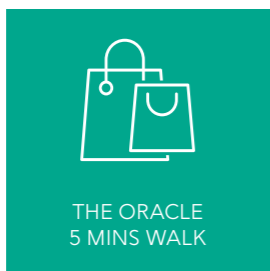
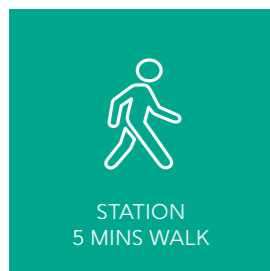


Abbey Gardens offers the perfect mix of a tranquil working environment and all the benefits of a prominent location in the centre of Reading.





ABBAY GARDENS
Reading
RG1 3BA



BARS & RESTAURANTS

- 1 Bill's
- 2 The Botanist
- 3 BrewDog
- 4 Browns
- 5 Café Rouge
- 6 Carluccio's
- 7 Cau
- 8 Cerise
- 9 Côte Brasserie
- 10 Forbury's Restaurant
- 11 Honest Burgers
- 12 House of Flavours
- 13 London St. Brasserie
- 14 Milk
- 15 The Oakford Social
- 16 Pho

- 17 Pizza Express
- 18 Revolution
- 19 Slug & Lettuce
- 20 Thirsty Bear
- 21 Valpy Street Bar & Bistro
- 22 Wagamama
- 23 Wolf Italian Street Food
- 24 Zero Degrees
- 25 Zizzi

CAFÉS

- 26 Caffè Nero
- 27 Costa
- 28 Lincoln Coffee House
- 29 Patisserie Valerie
- 30 Picnic
- 31 Pret A Manger
- 32 Shed
- 33 Starbucks
- 34 Workhouse Coffee

HOTELS

- 35 The Forbury
- 36 Ibis
- 37 Malmaison
- 38 Mercure George
- 39 Novotel
- 40 Penta hotel

GYMS

- 41 Buzz Gym
- 42 The Gym

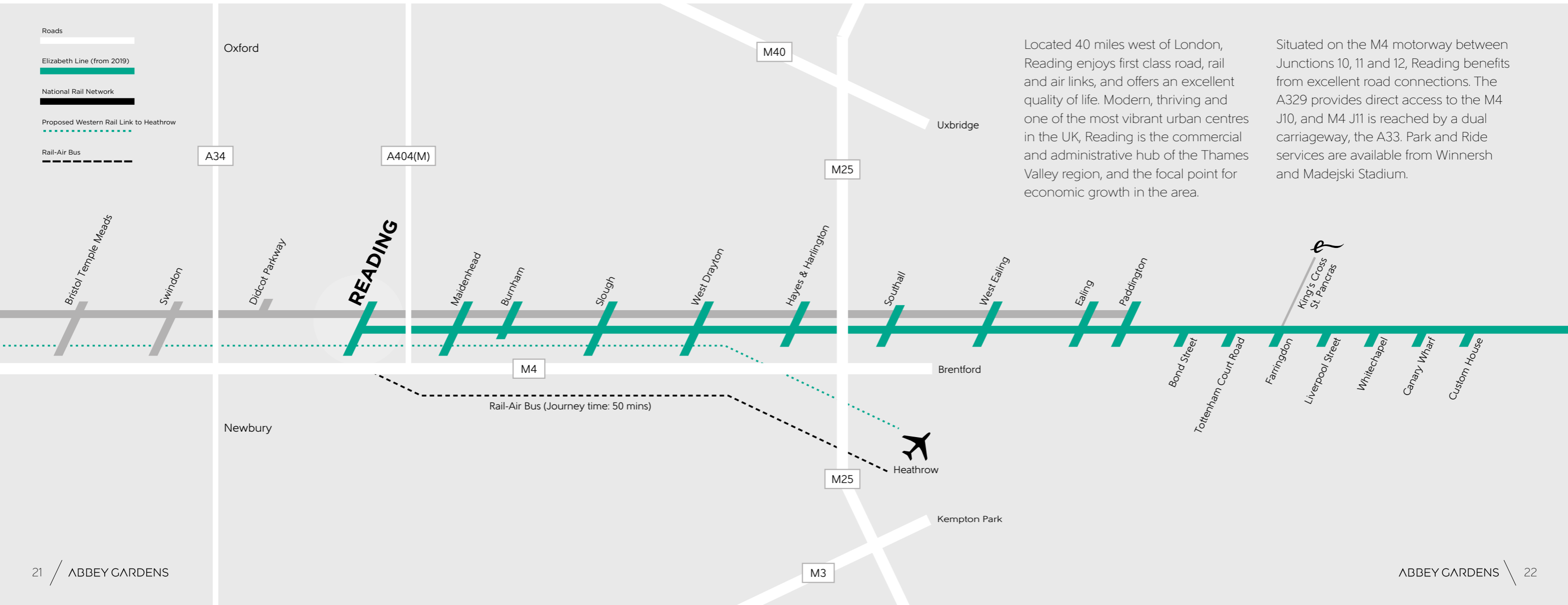
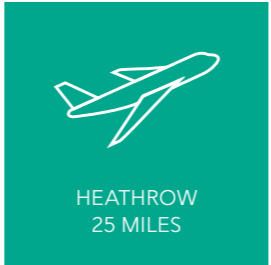


Reading is at the heart of the UK's transport network

Road	miles	Rail	mins
M4	4	London Paddington	24
M25	24	Oxford	24
Heathrow Airport	28	Heathrow Airport (Rail Air)	25
Gatwick Airport	55	Gatwick Airport	76
Oxford	20	Bristol	74
London	40	Cardiff	94
Bristol	69	Birmingham	97

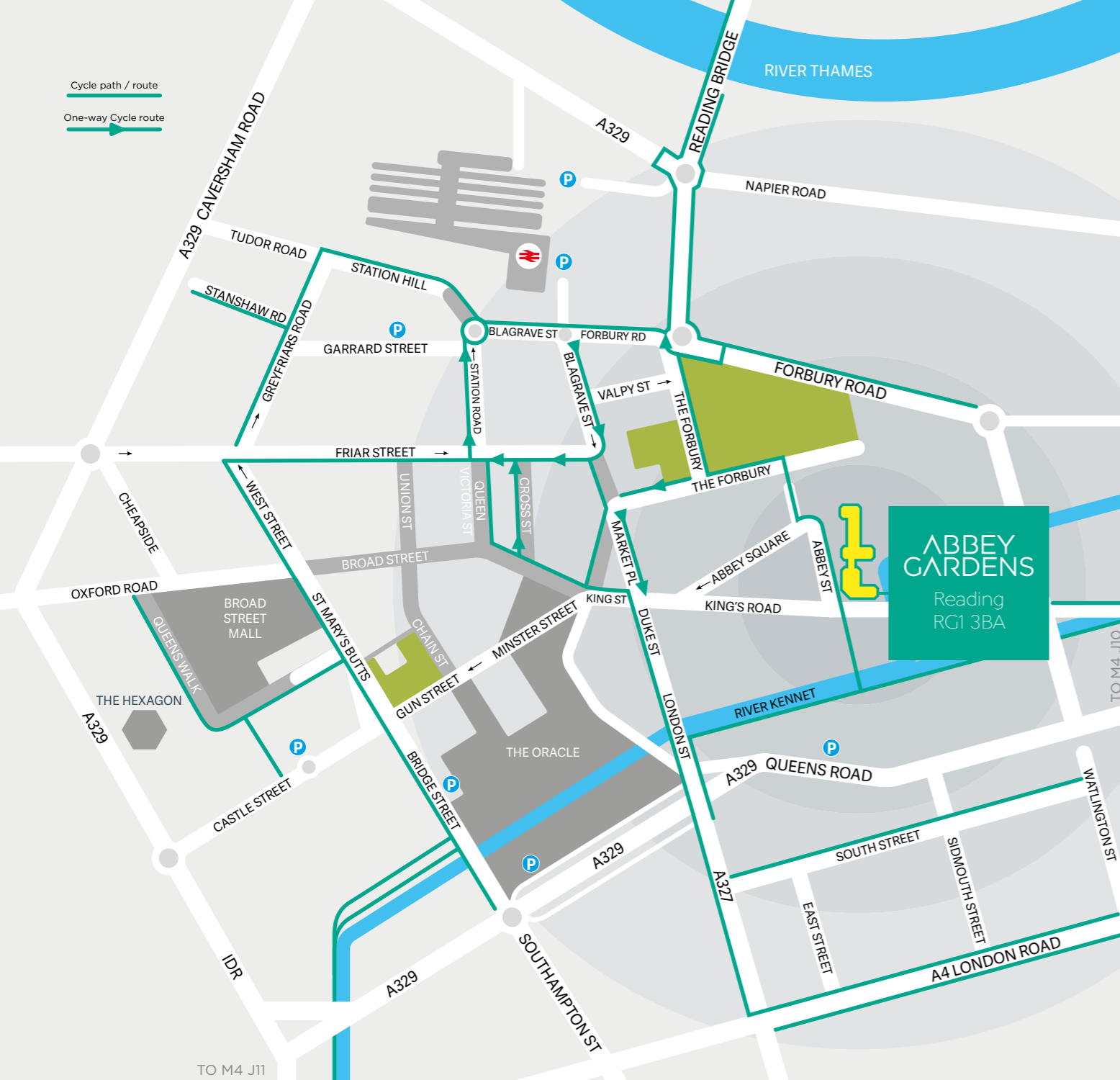
maps.google.co.uk

nationalrail.co.uk
thamesvalleyberkshire.co.uk/wrath



Located 40 miles west of London, Reading enjoys first class road, rail and air links, and offers an excellent quality of life. Modern, thriving and one of the most vibrant urban centres in the UK, Reading is the commercial and administrative hub of the Thames Valley region, and the focal point for economic growth in the area.

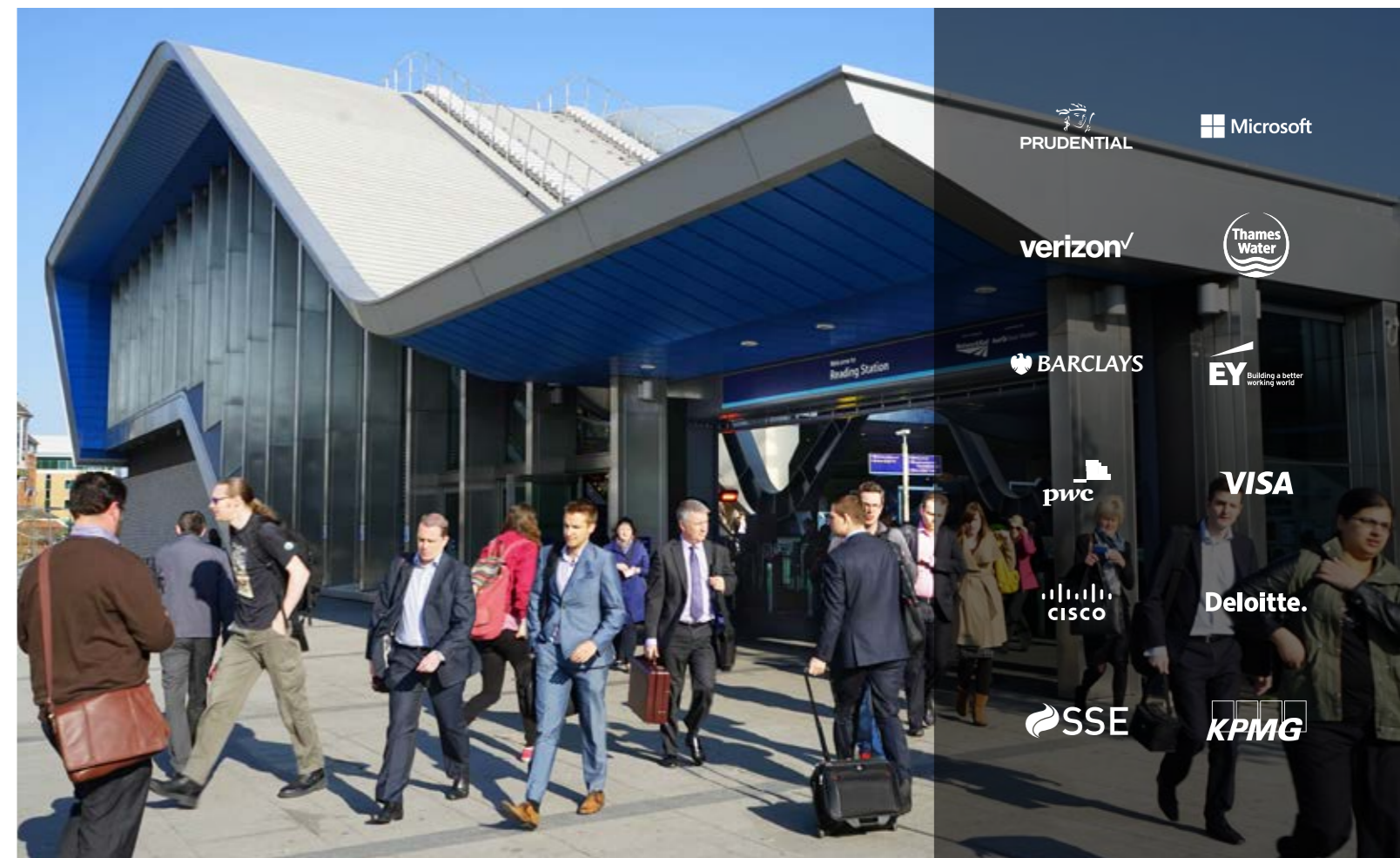
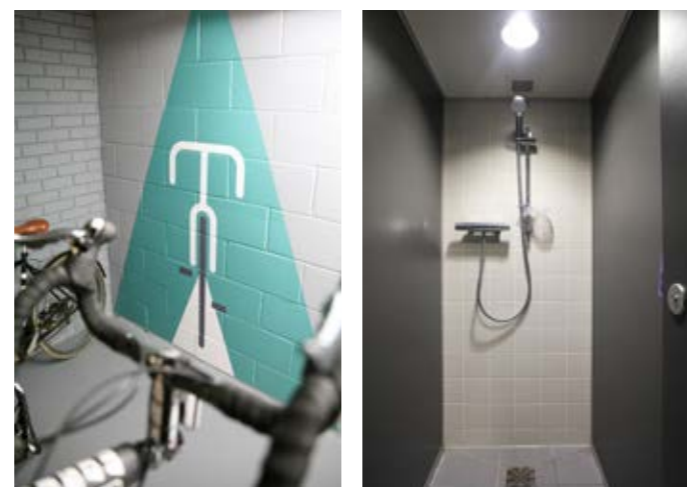
Situated on the M4 motorway between Junctions 10, 11 and 12, Reading benefits from excellent road connections. The A329 provides direct access to the M4 J10, and M4 J11 is reached by a dual carriageway, the A33. Park and Ride services are available from Winnersh and Madejski Stadium.



Reading – a place for business



Saddle up for a two-wheeled commute





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