

ABBEY GARDENS

Abbey Street / Reading / RG1 3BA





ABBEY GARDENS



Riverside Terrace
(also available for Tenant events)



Concierge receptions
& 24/7 Security



Tenant events



Smart App
enabled building



Refreshments bar



Secure cycle racking with
Showers and Locker Room



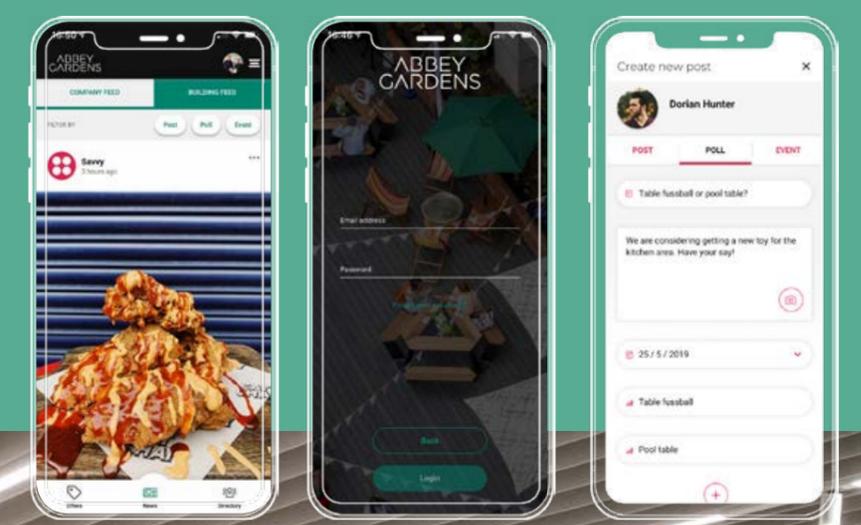
Secure
underground
parking



Brand New Multifunction Fitness Studio with Classes



The Abbey Gardens tenant app – great tenant/building communication and live feed of offers for tenants



NEW FOR 2020



Brand New Collaborative Business Lounge



Brand new refurbished floors

Existing tenants

 **Entrust Datacard**

 **Autino**

 **SecureTrust Bank**

 **NatWest**

Spectrum
corporate finance

 **HUNTSWOOD**

 **ensono**

 **RBS**
The Royal Bank of Scotland

 **premier**

Highly flexible, fully refurbished Grade A office space

 <p>VRF HEATING AND COOLING SYSTEM</p>	 <p>CONTEMPORARY MIX OF RAFT, PART EXPOSED AND SUSPENDED CEILING FINISHES WITH LED 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>SECURE ON-SITE UNDERGROUND PARKING - RATIO OF 1:087 SQ FT</p>	 <p>BREEAM RATING OF 'VERY GOOD' AND AN EPC RATING OF 'C'</p>

Abbey Gardens offers the perfect mix of prime office space with great amenity offerings in a prominent location in the centre of Reading.

Refurbished to an extremely high standard, Abbey Gardens provides the unique opportunity to acquire Grade A office accommodation in the heart of the Town Centre without compromise.

Large floor plates - rarely available in a prime 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 environment and a place in which your staff will be proud to work.

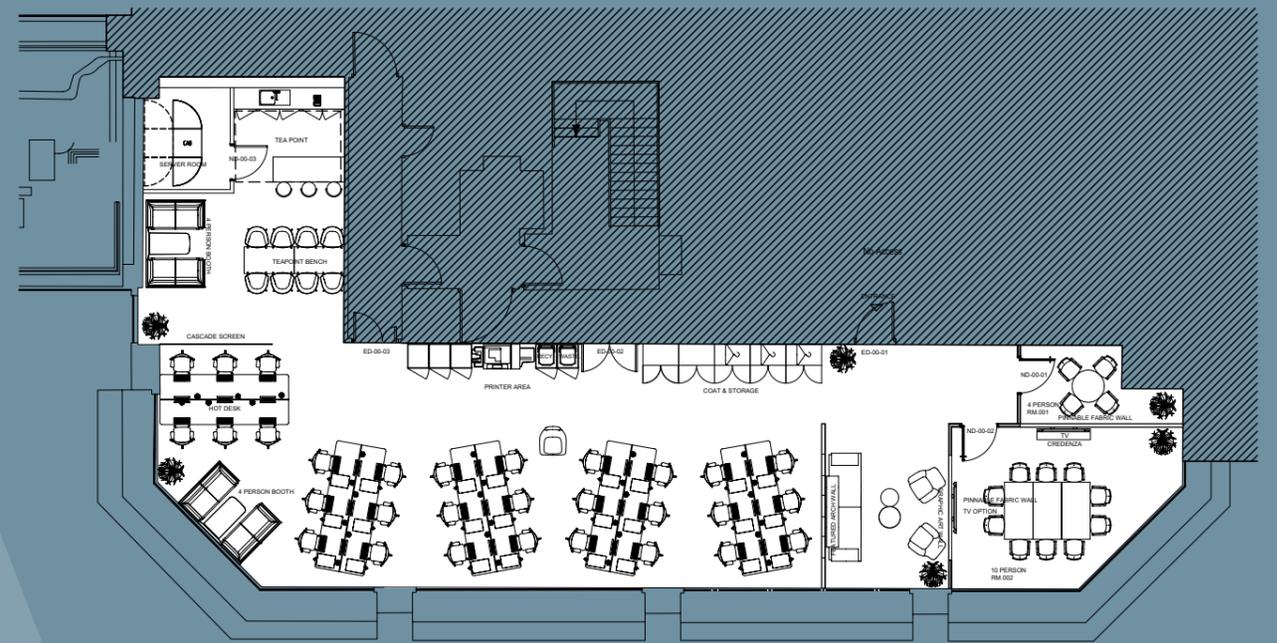
Energy efficiency is an important consideration for modern companies, and Abbey Gardens has been designed with this in mind. This emphasis on sustainability will help boost your company's green credentials, and enable you to use them as a key strand of your CSR commitments.

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.



Fitted office space also available at Abbey Gardens*

 OPEN PLAN OFFICES	 CONTEMPORARY FURNISHINGS	 MEETING ROOMS
 KITCHEN & BREAKOUT SPACE	 HIGH SPEED INTERNET	 UNPARALLELED BUILDING AMENITY
 NO FIT OUT COSTS	 FLEXIBLE LEASE TERMS	 24/7 SECURITY



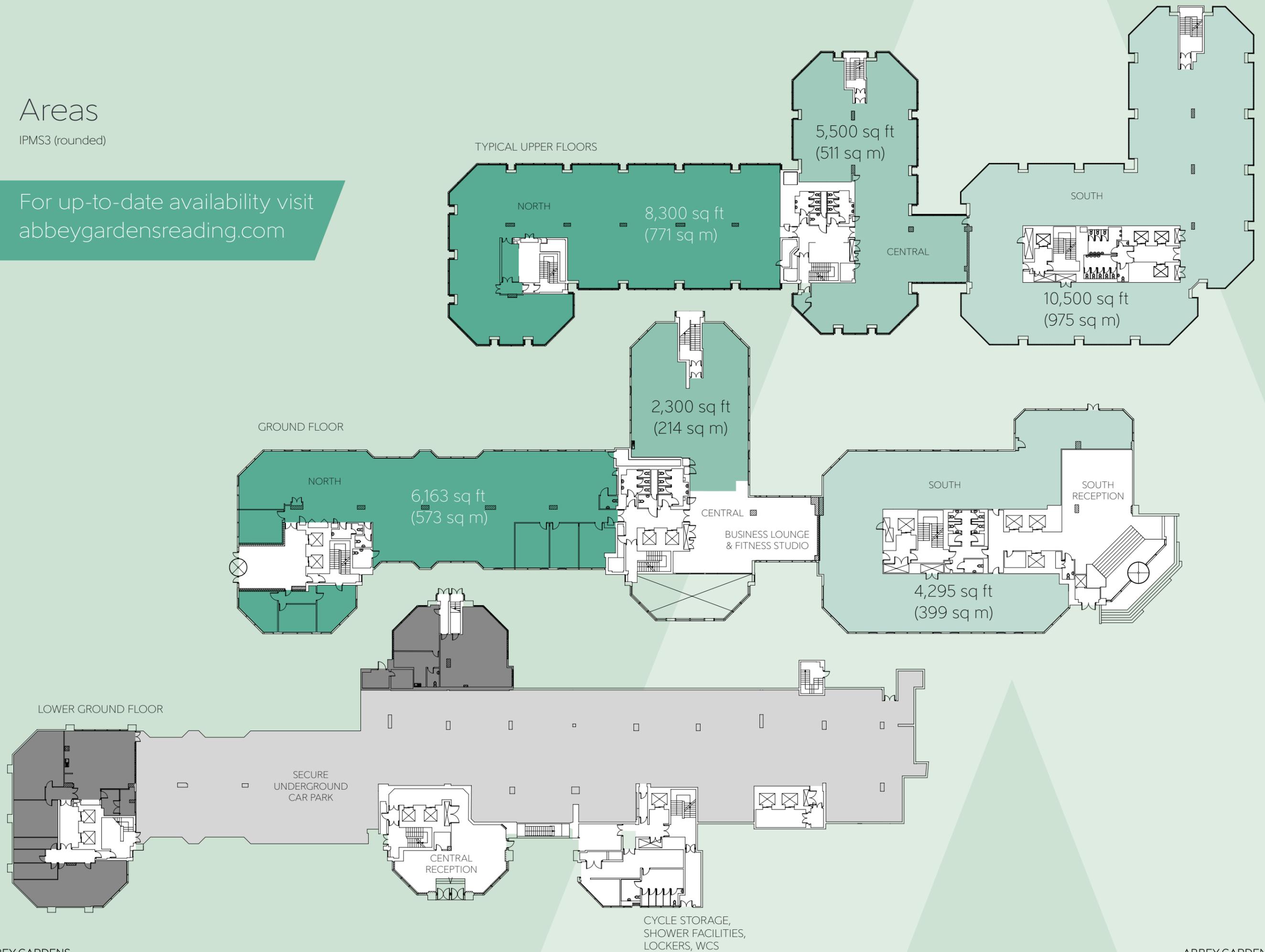
Example of fitted space at Abbey Gardens



Areas

IPMS3 (rounded)

For up-to-date availability visit abbeygardensreading.com



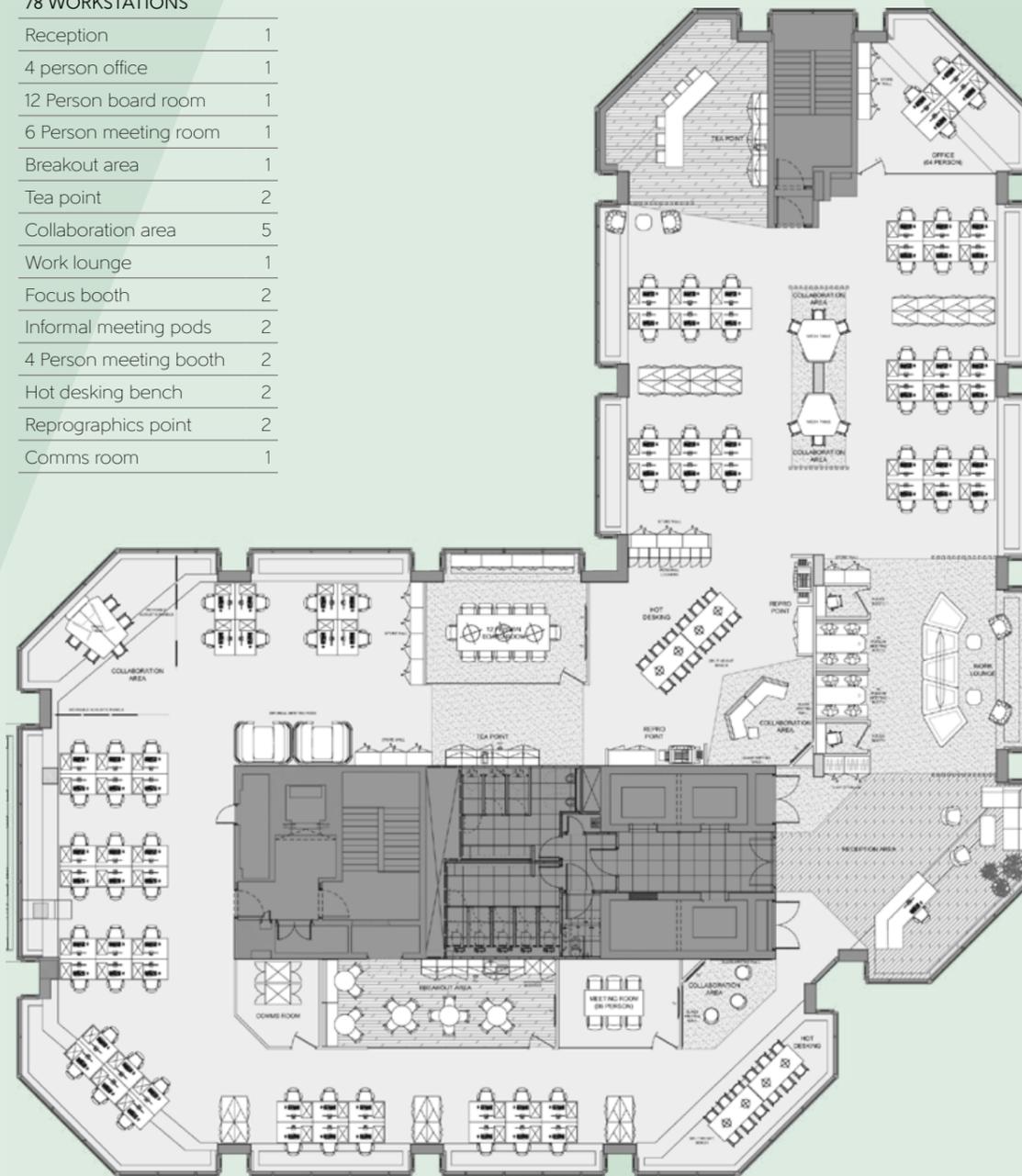
Space plans

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

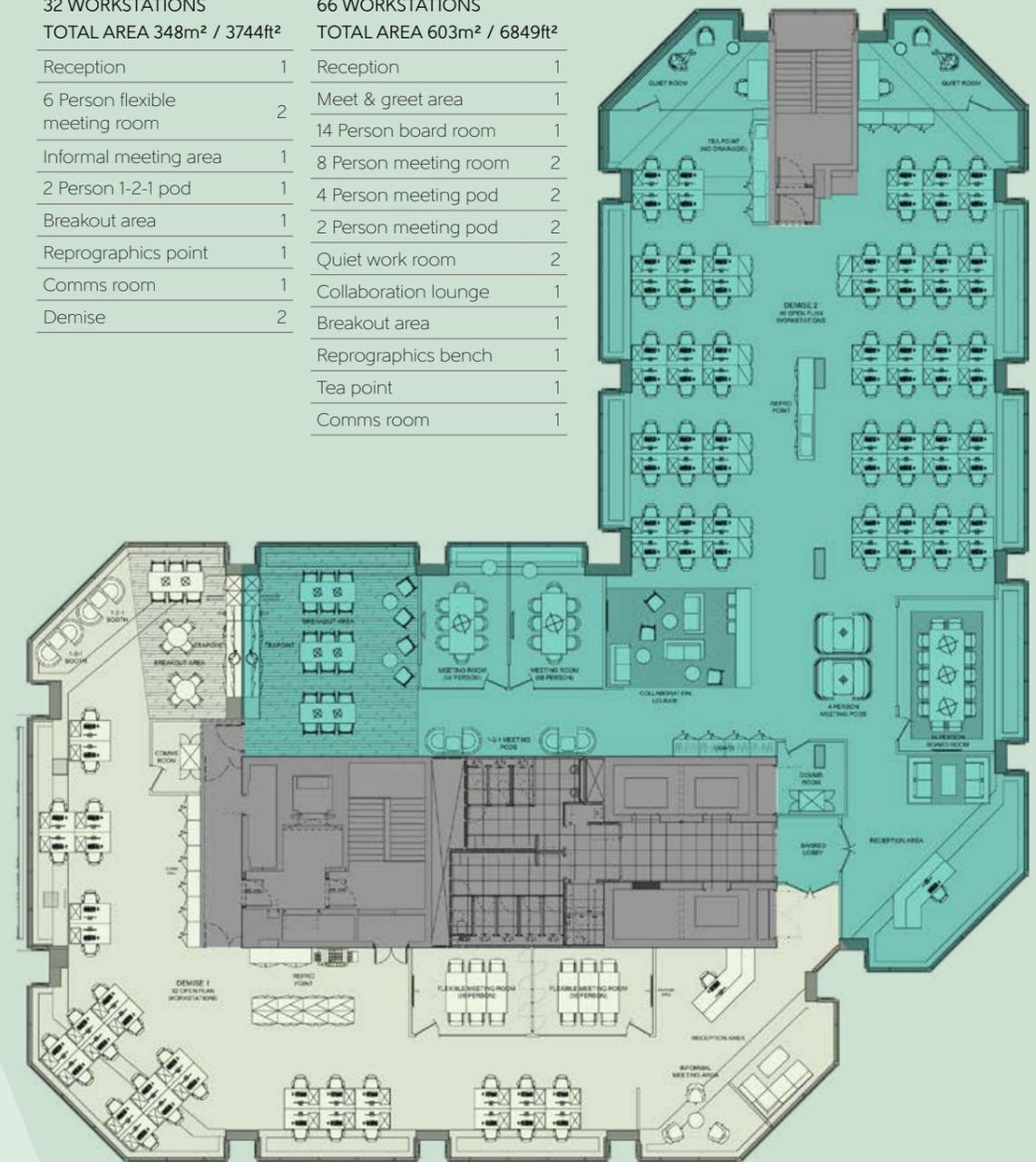
TOTAL AREA 348m² / 3744ft²

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





Amazing amenities on Abbey Gardens' doorstep

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





THE HEXAGON THEATRE

BROAD STREET MALL

THE ORACLE

READING STATION

RIVER THAMES

5 mins walk

READING LIBRARY

5 mins walk

FORBURY GARDENS

5 mins walk

QUEENS ROAD CAR PARK

READING ABBEY RUINS

ABBEY GARDENS
Reading
RG1 3BA

*Planning granted

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

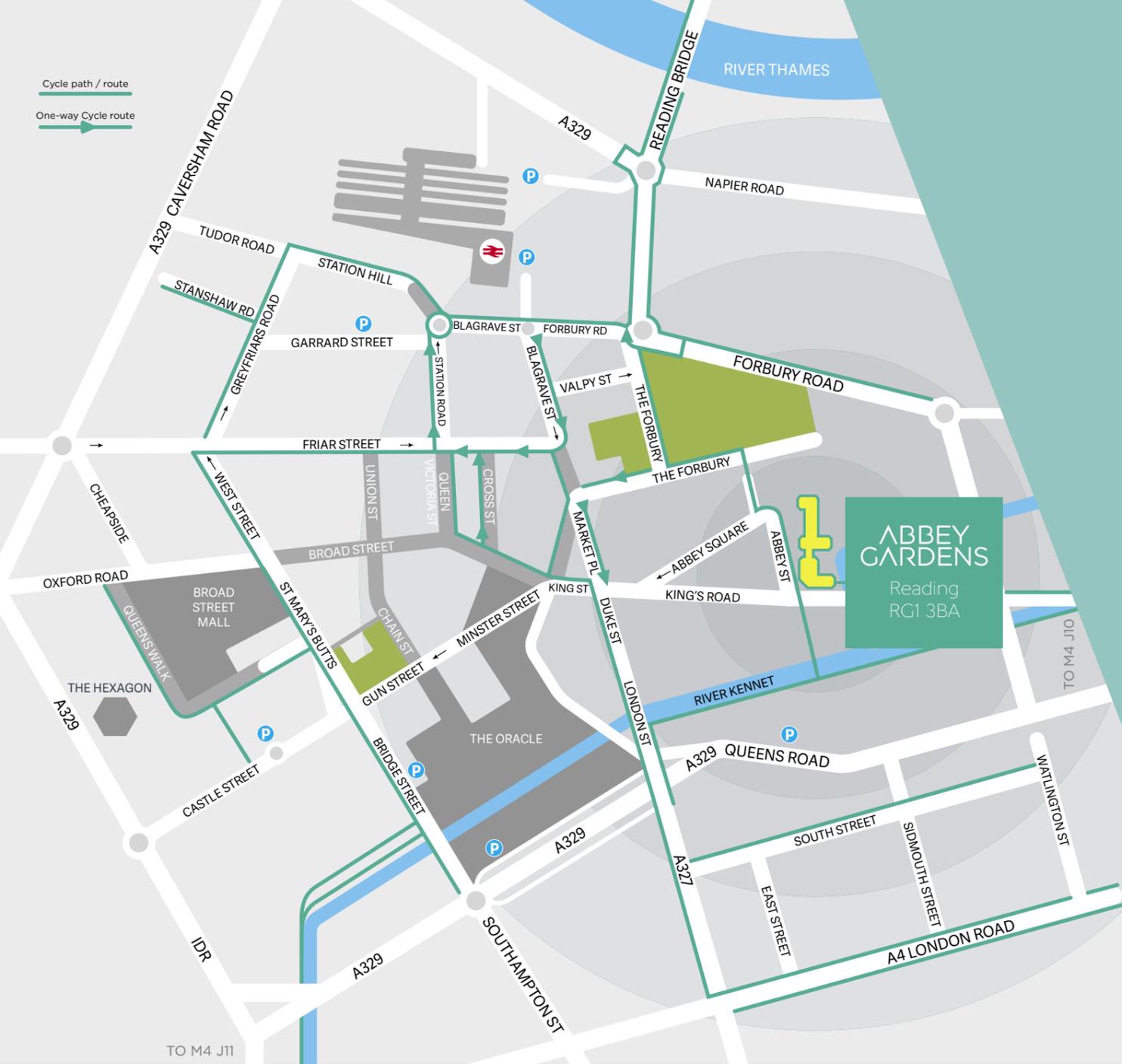


Road	miles	Rail	mins
M4	4	London Paddington	24
M25	24	Oxford	24
Heathrow Airport	28	Heathrow Airport (Rail Air)	25
Gatwick Airport	55	Gatwick Airport	76
Oxford	20	Bristol	74
London	40	Cardiff	94
Bristol	69	Birmingham	97

maps.google.co.uk

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





Reading – a place for business

<p>No.1</p> <p>IN UK FOR % OF PEOPLE EMPLOYED</p>	<p>1ST</p> <p>HIGHEST DENSITY OF TECH OCCUPIERS IN THE UK</p>	<p>TOP 1%</p> <p>READING UNIVERSITY AND HENLEY BUSINESS SCHOOL IN TOP 1% OF UNIVERSITIES IN WORLD</p>	<p>13</p> <p>OF THE WORLD'S TOP 30 BRANDS ARE LOCATED IN READING</p>
<p>2ND</p> <p>HIGHEST AVERAGE WEEKLY EARNINGS IN THE UK</p>	<p>2ND</p> <p>PWC GOOD GROWTH FOR CITIES REPORT (2016)</p>	<p>5TH</p> <p>HIGHEST START-UP RATE IN THE UK</p>	<p>28%</p> <p>OF POPULATION ARE GRADUATES</p>



Saddle up for a two-wheeled commute

<p>SECURE CYCLING STORAGE</p>	<p>SHOWER FACILITIES WITH LOCKERS</p>
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