35—43 GREYFRIARS ROAD / READING

THE BRICK WORKS

The Brick Works offers up to 20,000 sq ft of new urban, warehouse style workspace – providing inspiring private and communal work spaces and a high specification base for creative minds in Reading.

TWO MINUTE WALK TO READING STATION

COMMUNAL AND PRIVATE ROOF TERRACES (STP)

CONCIERGE RECEPTION WITH FREE WIFI

SHOWER FACILITIES WITH LOCKERS

STAND-OUT OFFICE TO HELP ELEVATE YOUR BRAND

READY TO GO FIBRE CONNECTION

SECURE CYCLE STORAGE

SIX PARKING SPACES AND ELECTRIC CAR CHARGING

Indicative CGI

THE BRICKS AND MORTAR

Say hello to the newly curated urban workspace for Reading – a space for your people to thrive and engage.

Located in one of the top five locations for economic expansion and business, Reading is also joint number one for ‘most productive’ and ‘most entrepreneurial’ cities*.

1

Indicative CGIs

1. Feature reception
2. Reception and entrance from Greyfriars Road

2

SUMMARY SPECIFICATION

_ Feature double height concierge reception with free WiFi.

_ Communal terrace on the roof and private terrace on the third floor (STP).

_ 6 car parking spaces and electric charging station.

_ On-site bicycle storage and shower facilities.

_ Exposed brickwork, soffits and services.

_ Comfort cooling and heating throughout.

_ Targeting EPC B.

_ Excellent natural light.

_ Flexible and efficient floor plates.

_ Raised access flooring.

_ Black powder coated suspended LED lighting.

_ Self-contained WC facilities.

_ 8 person passenger lift.

_ Ceiling soffit height 3.2m.

_ Ready-to-go fibre connectivity.

* UK Vitality Index 2016 (Lambert Smith Hampton)

Second floor indicative CGI – example fit-out

SPACES THAT WORK

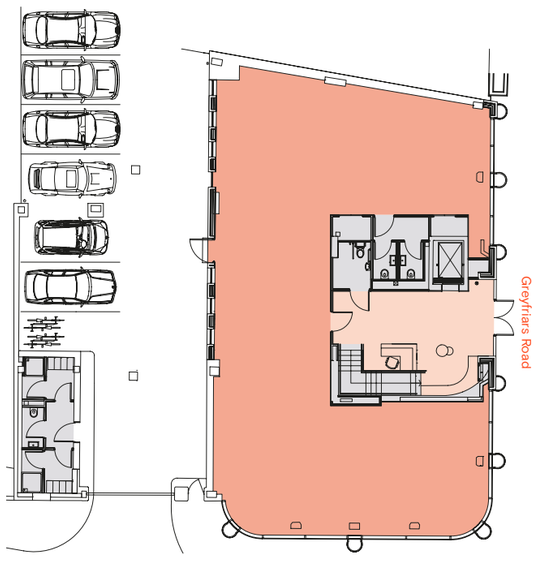
FLOOR	USAGE	SQ FT	SQ M
Fifth	Communal Terrace	580	54
Fourth	Office	3,358	312
Third	Office	4,219	392
	Private Terrace	97	9
Second	Office	4,263	396
First	Office	4,263	396
Ground	Office	2,357	219
SUBTOTAL		**18,460**	**1,715**
Reception	Reception	400	37

Plans and areas for indicative purposes only. Not to scale.
Subject to IPMS 3 measurement.

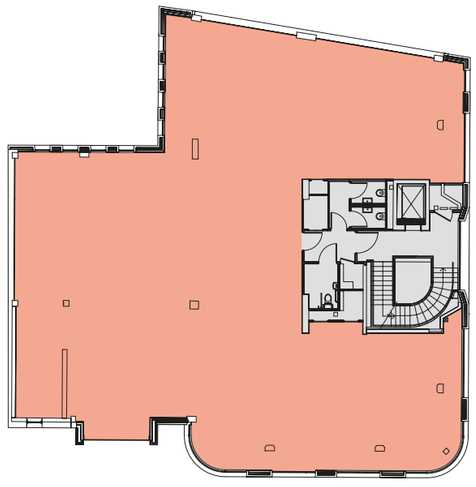
- Office
- Reception
- Terrace
- Core

N

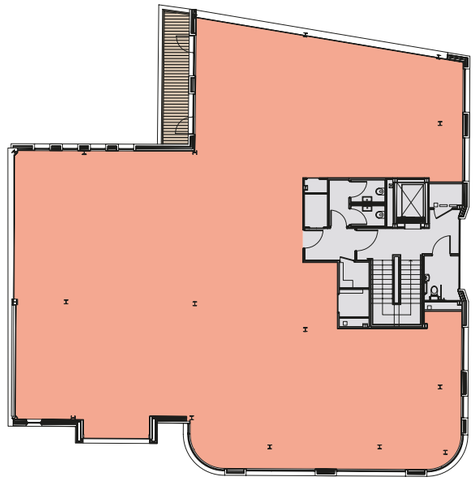
GROUND
OFFICE – 2,357 SQ FT / 219 SQ M



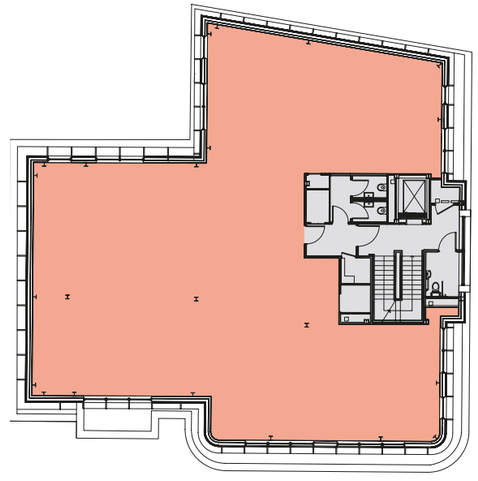
FIRST / SECOND
OFFICE – 4,263 SQ FT / 396 SQ M



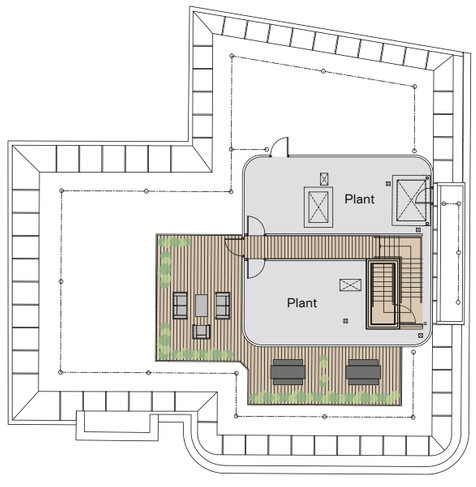
THIRD
OFFICE – 4,219 SQ FT / 392 SQ M
PRIVATE TERRACE (STP) – 97 SQ FT / 9 SQ M



FOURTH
OFFICE – 3,358 SQ FT / 312 SQ M

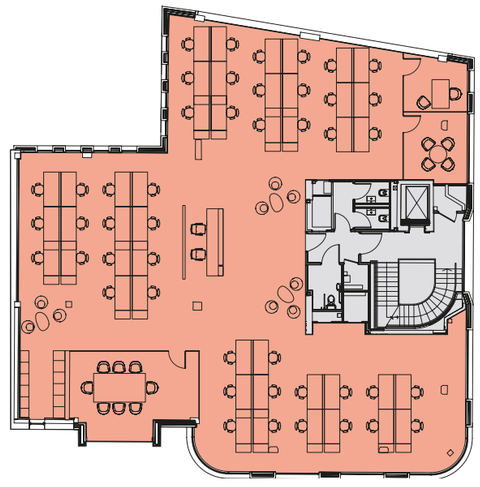


ROOF
COMMUNAL TERRACE (STP) – 580 SQ FT / 54 SQ M



FIRST / SECOND – INDICATIVE FIT-OUT
OFFICE – 4,263 SQ FT / 396 SQ M

Open Plan Desks	46	Breakout	3
1 Person Office	1	Reception	2
8 Person Meeting Room	1	**Total Occupancy**	**49**
4 Person Meeting Room	1	**Occupancy Ratio**	**1:8 SQ M**



YOUR NEW PLAYGROUND

Reading has again appeared at the top the list for one of the best places to live and work in the UK – based on ten key indicators including; wellbeing, employment, health, income and skills*.

1ST
PWC GROWTH REPORT
FOR CITIES IN THE UK*

2ND
MOST PROSPEROUS
CITY IN THE UK**

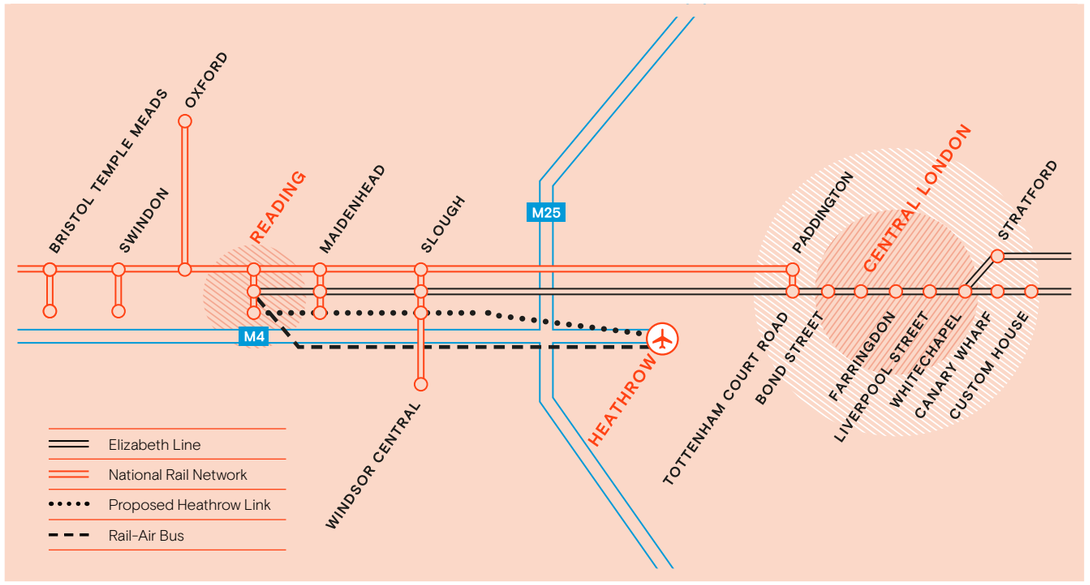
4TH
HIGHEST START-UP
RATE IN THE UK***

13
OF THE WORLD'S
TOP 30 BRANDS ARE HERE

LOCAL OCCUPIERS

BARCLAYS
verizon
pwc
EY Building a better working world
Deloitte.
VISA
KPMG
cisco
Microsoft
BULLITT

* PWC Good Growth Cities Index 2017. **Barclays UK Prosperity Map. ***livingreading.co.uk



_ A new £500m rail link from Reading to Heathrow Airport will mean passengers will no longer have to travel via London Paddington to reach the airport by train.

_ The Elizabeth Line fully opens in 2019 – providing reduced travel time across the network into Central London.

_ The travel times below combine National Rail (Reading station is just a two minute walk from The Brickworks) to London Paddington and Elizabeth Line connections to destinations:

24
MINS
PADDINGTON

32
MINS
BOND STREET

39
MINS
LIVERPOOL STREET

46
MINS
CANARY WHARF

_ Reading has excellent road connections. Access to the M4 at three junctions provides wider connection to the national motorway network and the M25.

_ Cyclists have access to a 37 mile network across Reading. Whilst the Readybike hire scheme now has 29 docking stations in the town's urban centre.

BY ROAD

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

A BOLDER, BRIGHTER PLACE TO PLAY

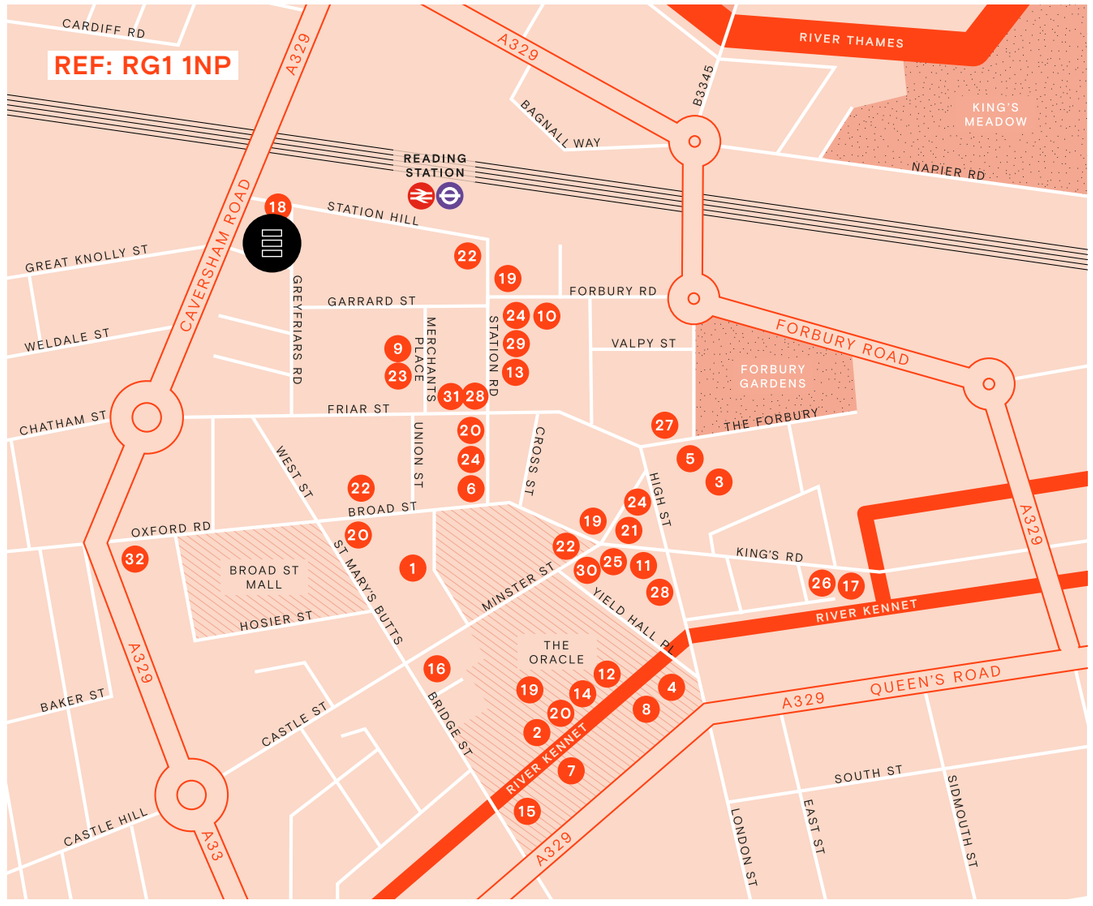
With a population average age of 33 – Reading offers a vibrant social and retail experience, all of which is within easy reach of The Brick Works.

_ The Oracle shopping centre offers 750,000 sq ft of high street favourites, riverside dining and a 10 screen Vue cinema.

_ Reading has a diverse cultural scene, with The Hexagon, The Concert Hall and many other music arts and venues.

_ The town offers a good mix of international and boutique hotels.

_ There is a wide range of sport and gym facilities in the town.



BARS & RESTAURANTS

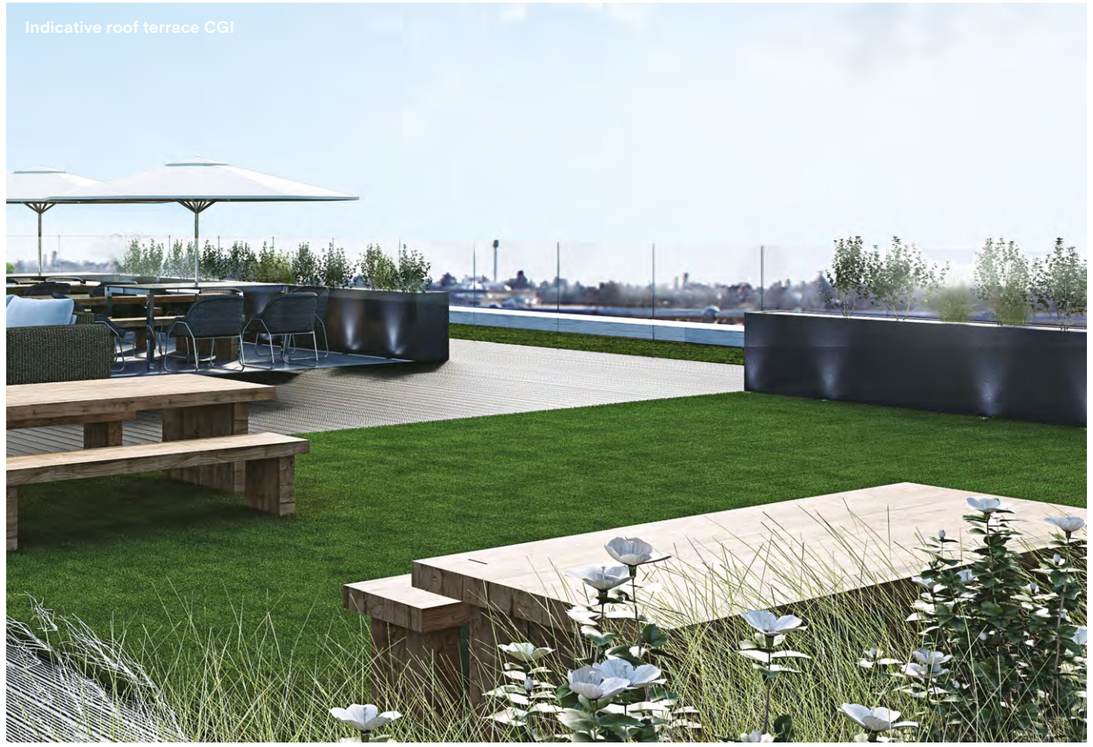
01 Bill's
02 Café Rouge
03 Carluccio's
04 Côte Brasserie
05 Forbury's Restaurant
06 Itsu
07 Jamie's Italian
08 Miller & Carter
09 Milk
10 The Oakford Social
11 Pho
12 Pizza Express
13 Revolution
14 Slug & Lettuce
15 Wagamama
16 Zero Degrees
17 Zizzi
18 The Greyfriar of Reading

CAFÉS

19 Costa
20 Caffè Nero
21 Picnic
22 Pret A Manger
23 Shed
24 Starbucks
25 Workhouse Coffee
26 Lincoln Coffee House

HOTELS

27 The Forbury
28 Ibis
29 Malmaison
30 Mercure George
31 Novotel
32 Pentahotel


Indicative roof terrace CGI

Third floor indicative CGI – example fit-out

THE NUTS AND BOLTS

Meticulous design and a unique high level specification create a productive and inspiring work environment for businesses to thrive.

OVERVIEW

- Full CAT A building.
- Newly configured reception.
- Floor to ceiling glazing on main elevations, providing excellent natural light.
- Exposed media style ceilings incorporating LG7 compatible lighting and a new heating and cooling system.
- Spacious communal roof terraces and a private terrace on third floor. (SUBJECT TO PLANNING APPROVAL).
- Occupancy density 1:8m.

WCs AND SHOWERS

- Toilet accommodation and disabled facilities to be provided on a floor-by-floor basis, to include unisex WC compartments.
- New male and female changing rooms with two showers and 12 lockers located at ground floor.

PARKING SPACES AND ACCESS

- 6 on-site car parking spaces.
- Secure cycle storage.

LIFTS

- 8-person passenger lift serving ground and four upper floors.

MECHANICAL SERVICES

- Efficient heating and cooling for open plan office using new VRF system, comprising internal fan coil units and external ASHP.
- Supply and extract ventilation system for open plan office using new MVHR units.
- Separate centralised toilet extract ventilation system.
- Hot and cold water to all outlets.
- Dry rising main and landing valves at all floors.
- Control systems for efficient use of mechanical systems.
- CIBSE compliant internal design conditions: 21°C winter / 23°C ± 2°C, 35 NR for open plan office.

ELECTRICAL SERVICES

- CIBSE LG7 compliant lighting levels (over 300lux), with pendant linear lighting system for open plan office.

ELECTRICAL SERVICES (CONT'D)

- Combined PIR and daylight sensors within open plan office areas for primary lighting control.
- Dedicated external lighting system.
- Complete LV/small power, telecoms and CCTV systems.
- Electronic access control.
- Dedicated facilities for disabled persons complete with alarm and communication systems.
- Fully accessible L2 fire alarm system throughout.
- PV installation for sustainable power generation.

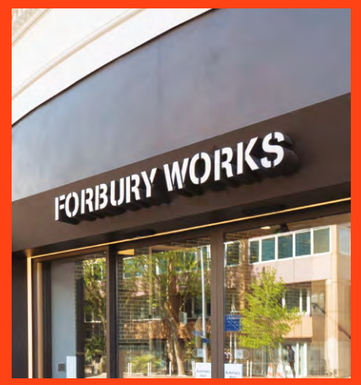
FLOORS AND CEILINGS

- Fully accessible raised floor set 80mm from the top of structural slab level.
- Average 3200mm floor to ceiling height for the office space with locally lowered services at heights of approximately 2660mm.
  A variation between 2800–2900mm floor to ceiling height for lift lobbies.

Other Boultbee Brooks Real Estate workspaces include:

_ The White Building
thewhitebuilding.co.uk

_ Forbury Works
forburyworks.co.uk



Viewings

Strictly through sole letting agents.

Terms

Upon application.

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A development by

BOULTBEE BROOKS
REAL ESTATE

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure 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. July 2018.

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