

ICONIC GRADE A  
OFFICES TO LET

ABBEY SQUARE  
READING RG1 3BD

# THE BLADE



# Get a slice of Reading's most iconic building

## View 360 tours

Reception



7th Floor  
(indicative tour)

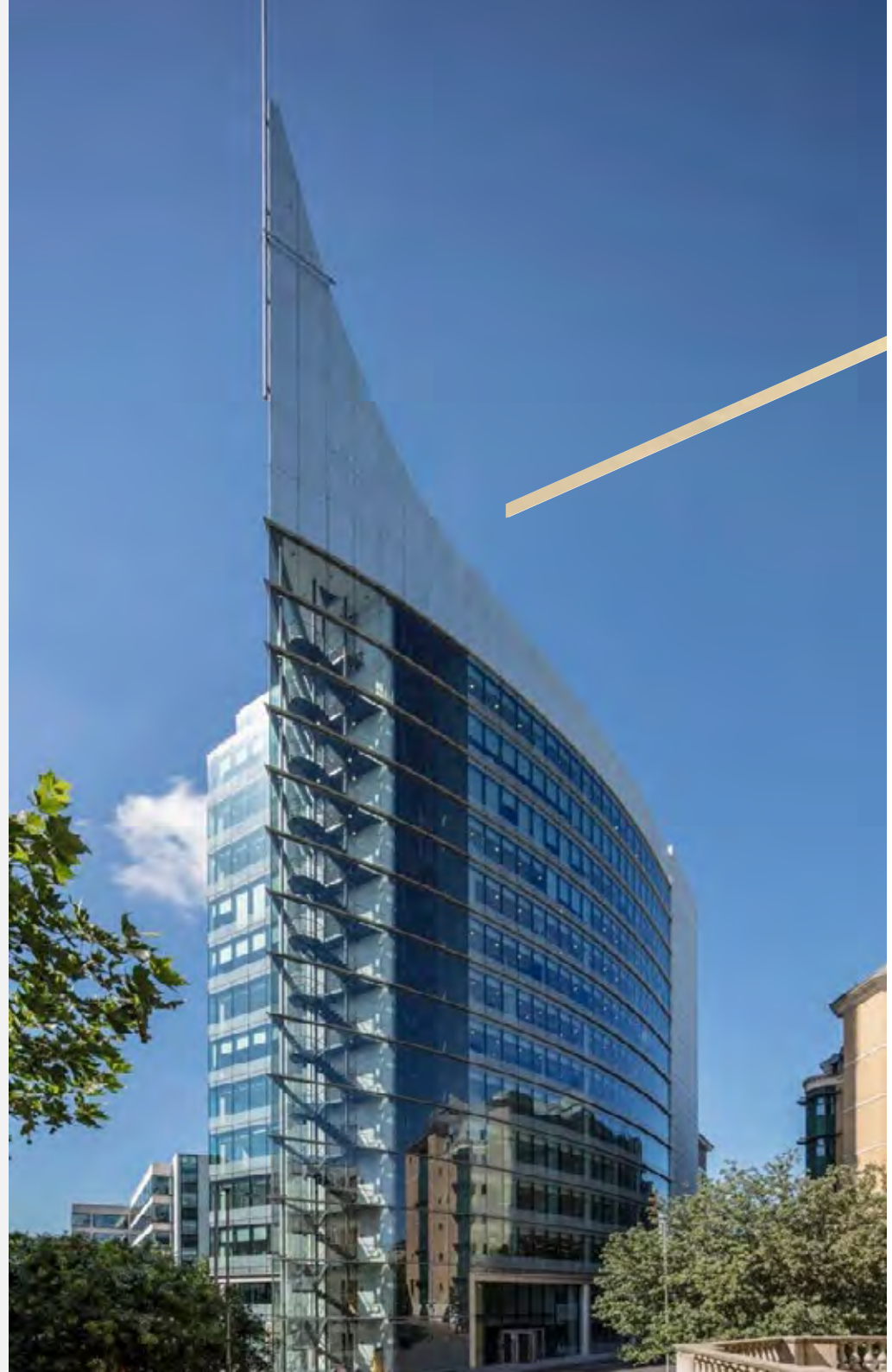


5th Floor  
(indicative tour)



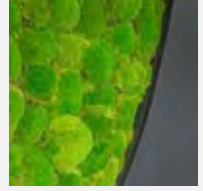
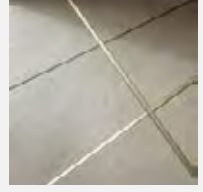
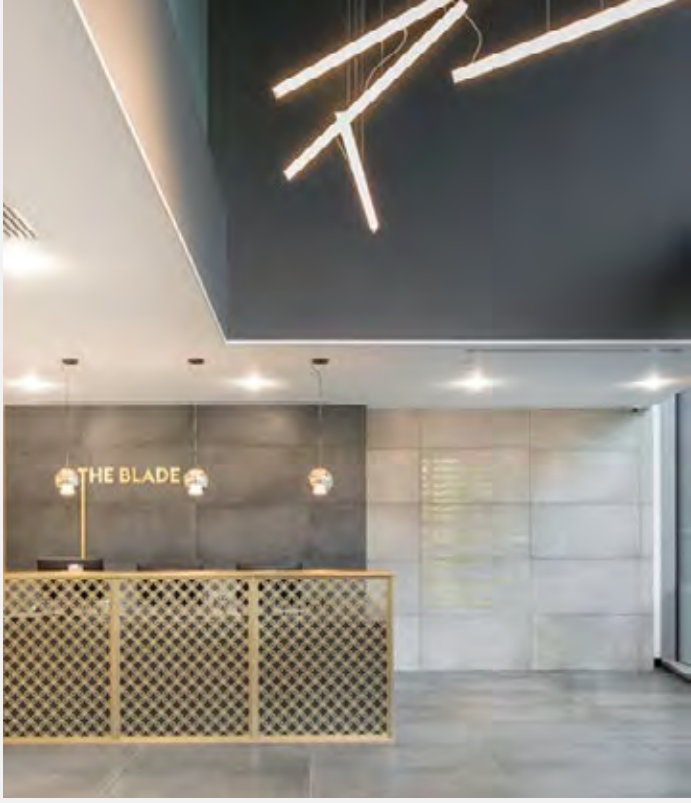
The Blade is a striking landmark building providing:

- 110,990 sq ft of high quality office space with spectacular views.
- In-town parking at a ratio of 1:1,000 sq ft.
- Professional business lounge and co-working space.
- Landlord based on-site.
- Meeting room and serviced office facilities by Pure Offices.





# Raise your profile An impressive reception sets the tone





**Creative space  
to think big**

# Designed for work



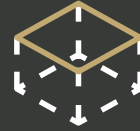
Four-pipe fan coil air conditioning



LED lighting with PIR sensors



Four 13 person lifts and one goods lift



Fully accessible raised flooring with a depth of 150mm



Floor to ceiling height of 2.7m with full height glazing



Meeting rooms and serviced office facilities by Pure Offices



Business lounge with concierge and WiFi



Building owner based on-site



Shower rooms and changing facilities



In-town parking at a ratio of 1:1,000 sq ft



Cycle storage



Outdoor terrace



Fitted Offices



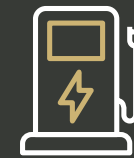
'Very Good' BREEAM rating



EPC Rating (B)



Ewave Telecoms 5\* certified 2021



10 EV charging points



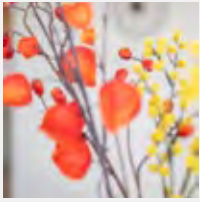
Community focussed landlord



**On point**  
**Perfectly poised**  
**design details**







# Flexible spaces

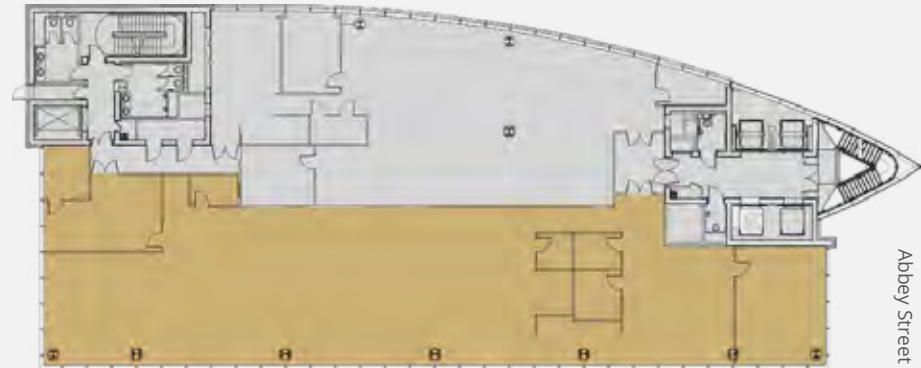
Additional meeting room and serviced office facilities are available on-site from one person upwards, via Pure Offices.

Floor	Occupier/Availability	Sq Ft*	Sq M*
PH	IBB Law <b>Available</b>	<b>2,884</b>	<b>268</b>
12th	<b>Available</b>	<b>2,500 - 8,406</b>	<b>232 - 781</b>
11th	<b>Available</b>	<b>2,500 - 8,407</b>	<b>232 - 781</b>
10th	Stantec		
9th	Stantec Edge by Ascential		
8th	Edge by Ascential		
7th	Trust ID Gleeson Recruitment		
6th	Hays Specialist Recruitment Altitude Angel		
5th	Occuity Fal anx Cyber		
4th	Pure Offices		
3rd	Pure Offices		
2nd	<b>Available</b> <b>Available</b>	<b>5,006</b> <b>3,085</b>	<b>465</b> <b>287</b>
1st	Megabuyte Kaplan Financial		
Ground	Kaplan Financial		
<b>Total</b>		<b>27,788</b>	<b>2,582</b>

\* All sizes are to the International Property Measurement Standard (IPMS). Plans and areas for indicative purposes only. Not to scale.

## Part 2nd Floor South

# 5,006 sq. ft/ 465 sq. m

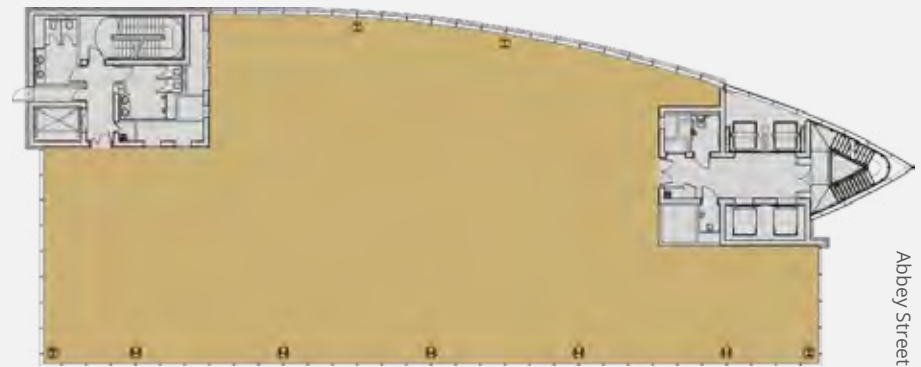


\* Indicative availability

## 12th Floor

# 8,406 sq. ft/ 781 sq. m

Options available to split the 12th floor. Please enquire to discuss.



\* Indicative availability

● Available Office Space



**Food for thought**  
**Be spoilt for choice**



Clockwise from left  
 1. Bill's  
 2. Pho  
 3. Malmaison Hotel  
 4. Tamp Culture Coffee  
 5. Itsu  
 6. The Forbury Hotel  
 7. Oakford Social Club



Reading boasts an enviable array of shops, bars, restaurants and cultural venues – catering for all tastes and occasions.

From The Oracle shopping centre with all the high street favourites and a 10 screen cinema – to music and arts at The Hexagon – to a wide range of sports facilities and activities, it's all on your doorstep.

# The local scene

Whether recognised and celebrated high street names or the best of new independents – Reading has an excellent dining and social scene.

## Bars & restaurants

- 01\* Bel & Dragon
- 02 Bella Italia
- 03 Bill's
- 04 The Botanist
- 05 BrewDog
- 06 Browns
- 07 Bolan Thai
- 08 Buenasado Steakhouse
- 09\* Carluccio's
- 10 Cerise at The Forbury
- 11\* Comptoir Libanais
- 12 Côte Brasserie
- 13 Forbury's Restaurant
- 14 Franco Manca
- 15 The Greyfriar of Reading
- 16 Itsu
- 17 Jollibee
- 18 The Market House
- 19 Milk
- 20 Miller & Carter
- 21\* Mission Burrito
- 22 Oakford Social Club
- 23 Osaka
- 24 Pho
- 25 The Real Greek
- 26 Tortilla
- 27\* Valpy's
- 28\* Veeno
- 29 Wagamama
- 30 Wendy's
- 31\* Wolf
- 32 Zero Degrees

## Cafés

- 33 Costa
- 34 Caffè Nero
- 35\* Lincoln Coffee House
- 36 Picnic
- 37 Pret A Manger
- 38 Shed
- 39 Starbucks
- 40 Tamp Coffee
- 41 Workhouse Coffee

## Hotels

- 42 The Forbury
- 43 Ibis
- 44 Malmaison
- 45 Mercure George
- 46 Novotel
- 47 Pentahotel

## Leisure

- 48 58 Barbershop
- 49 Abbey Ruins
- 50\* Buzz Gym
- 51 F45
- 52 Forbury Retail Park
- 53 Thames Lido
- 54 Vue cinema



\* Discount available to the Blade card holders.

# The facts and figures

Reading consistently appears at the top of many annual surveys as one of the best places to live and work in the UK.

The town has attracted companies from the creative and tech industries in recent years – thanks to Reading's vibrant local environment, diverse amenity offering and entrepreneurial spirit.



## Local occupiers

**BARTON WILLMORE**

**BARCLAYS**

**pwc**

**EY**  
Building a better working world

**KAPLAN**

**Deloitte.**

**KPMG**

**CISCO**

• Gateley Plc

**Microsoft**

# 1st

UK's fastest growing city economy 2017-2019\*

# 2nd

PWC Growth Report for Cities in the UK\*\*

# 13%

of the UK's digital revenue is from Reading\*\*\*

# 2nd

Most business friendly city in Europe+

# 4th

highest start-up rate in the UK+++

# 13

of the world's top 30 brands are here



\* EY UK & Regions Economic Forecast 2017-2019. \*\* PWC Good Growth Cities Index 2017. \*\*\*2017 Tech Nation Report. +FDI European Cities of the Future Awards 2018/19. ++Barclays UK Prosperity Map.

The Oracle

  
Reading Railway Station

Forbury Gardens

THE  
BLADE

River Thames

Thames Lido



---  5 minute walk to Reading Railway Station



# Cut the Commute Connect by rail, road or foot

The Blade is within a five minute walk (through Forbury Gardens) of Reading's main station – which provides outstanding transport links across the country and beyond.

## Cycle Network

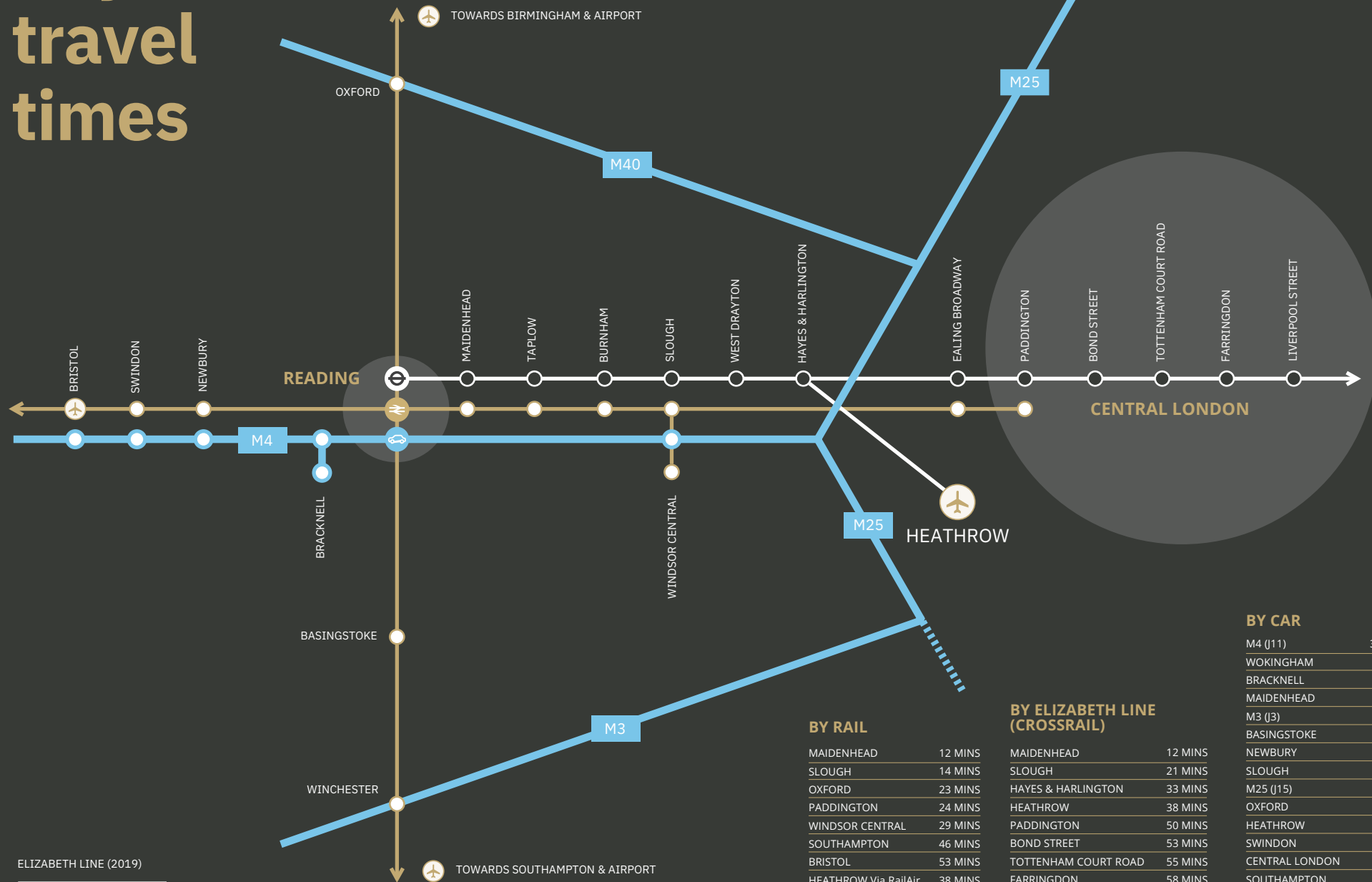


The Elizabeth Line provides reduced travel time into and across Central London.

Heathrow will be within easy reach thanks to the proposed new £500m Western Rail Link to Heathrow scheme meaning passengers will benefit from direct rail access to the airport from Reading.

Access to the M4 at three junctions provides wider connection to the national motorway network and the M25. Reading is fit for cyclists with a 37 mile network.

# Key travel times



ELIZABETH LINE (2019)  
 NATIONAL RAIL  
 MOTORWAY NETWORK

### BY RAIL

MAIDENHEAD	12 MINS
SLOUGH	14 MINS
OXFORD	23 MINS
PADDINGTON	24 MINS
WINDSOR CENTRAL	29 MINS
SOUTHAMPTON	46 MINS
BRISTOL	53 MINS
HEATHROW Via RailAir	38 MINS
BIRMINGHAM	93 MINS
CARDIFF	94 MINS

### BY ELIZABETH LINE (CROSSRAIL)

MAIDENHEAD	12 MINS
SLOUGH	21 MINS
HAYES & HARLINGTON	33 MINS
HEATHROW	38 MINS
PADDINGTON	50 MINS
BOND STREET	53 MINS
TOTTENHAM COURT ROAD	55 MINS
FARRINGDON	58 MINS
LIVERPOOL STREET	61 MINS
WHITECHAPEL	64 MINS

### BY CAR

M4 (J11)	3.5 MILES
WOKINGHAM	11 MILES
BRACKNELL	12 MILES
MAIDENHEAD	19 MILES
M3 (J3)	16 MILES
BASINGSTOKE	17 MILES
NEWBURY	24 MILES
SLOUGH	23 MILES
M25 (J15)	24 MILES
OXFORD	26 MILES
HEATHROW	27 MILES
SWINDON	44 MILES
CENTRAL LONDON	44 MILES
SOUTHAMPTON	47 MILES
BRISTOL	81 MILES
BIRMINGHAM	103 MILES

Faster journey times into and across Central London will be achievable when combining the mainline rail service from Reading and Elizabeth Line service at Paddington.



# Further information

## Viewings

Strictly through the joint sole letting agents.

## Terms

Upon application.

**NORTHWOOD**  
INVESTORS 

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