

YOU'RE
LOOKING

Great
TODAY

THE WHITE BUILDING
READING

CONTENTS

- 4 A WORKPLACE LESS ORDINARY
- 8 FIRST FLOOR SUITE SPACE
- 14 STRIPPED BACK DETAIL
- 15 ECONOMIC POWERHOUSE
- 16 COLLABORATIVE HUB
- 18 LIKE-MINDED COMMUNITY
- 22 URBAN ROUTES
- 24 INSPIRING & IMPRESSIVE
- 28 WHERE THE VIEW'S AT
- 30 THE NUTS AND BOLTS
- 32 SERVICE BUILT-IN
- 33 SUSTAINING TOMORROW
- 34 READING – FULL OF FLAVOUR
- 36 WHERE IT'S AT
- 38 TALK TO US

MAKE A FIRST IMPRESSION



A WORKPLACE LESS ORDINARY

THE WHITE BUILDING has been designed with a fresh approach in mind. Forget what your typical office building looks or feels like, you never get a second chance to make a first impression.

We want your staff and clients to feel invigorated and inspired by the building and its urban environment.





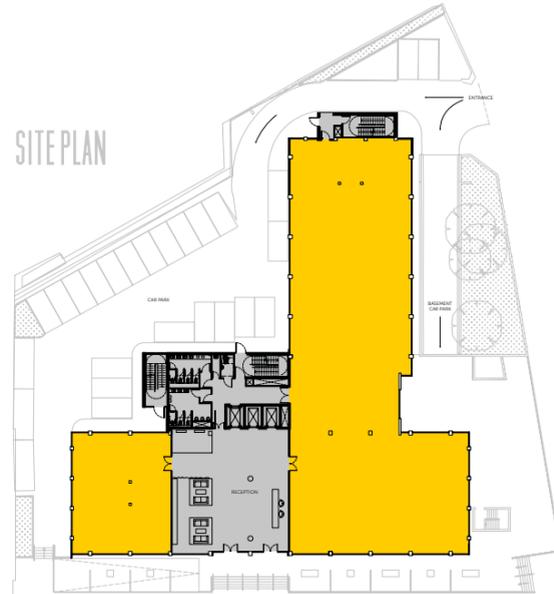
Hello.

BE PART OF THE SUCCESS
IN OUR STUNNING 5,463 SQ FT
FIRST FLOOR SUITE

FIRST FLOOR SUITE SPACE

THE WHITE BUILDING offers the first floor suite of 5,463 sq ft with floor to ceiling glazing.

The new office space provides an inspiring working environment to help the modern occupier attract and stimulate its most important assets: its staff and clients.



IPMS 3 Floor Area			
Floor		sq ft	sq m
7	shared roof terrace	3,143	292
3	suite coming soon	9,800	910
1	available suite	5,463	507
TOTAL*		15,263	1,417

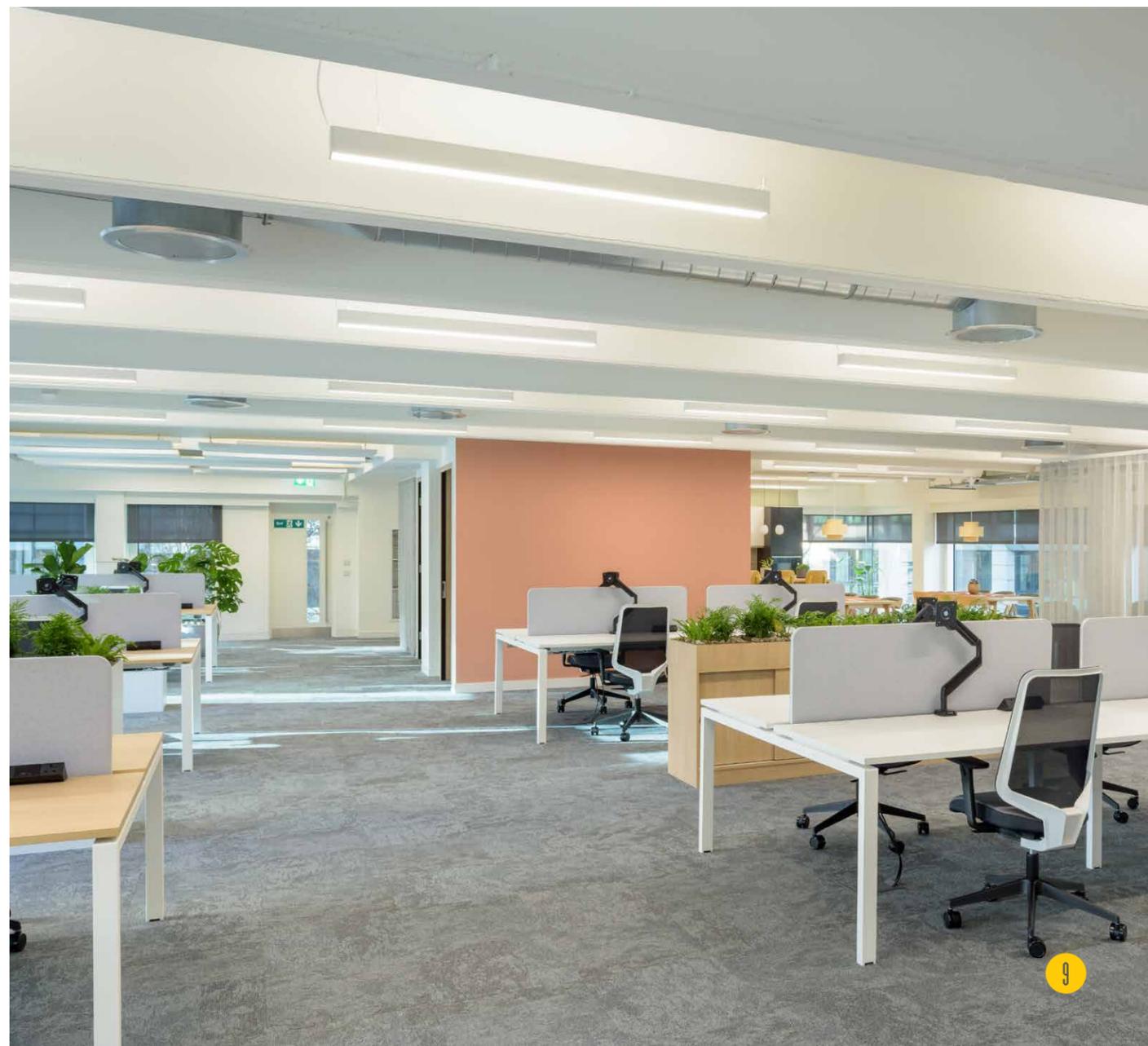
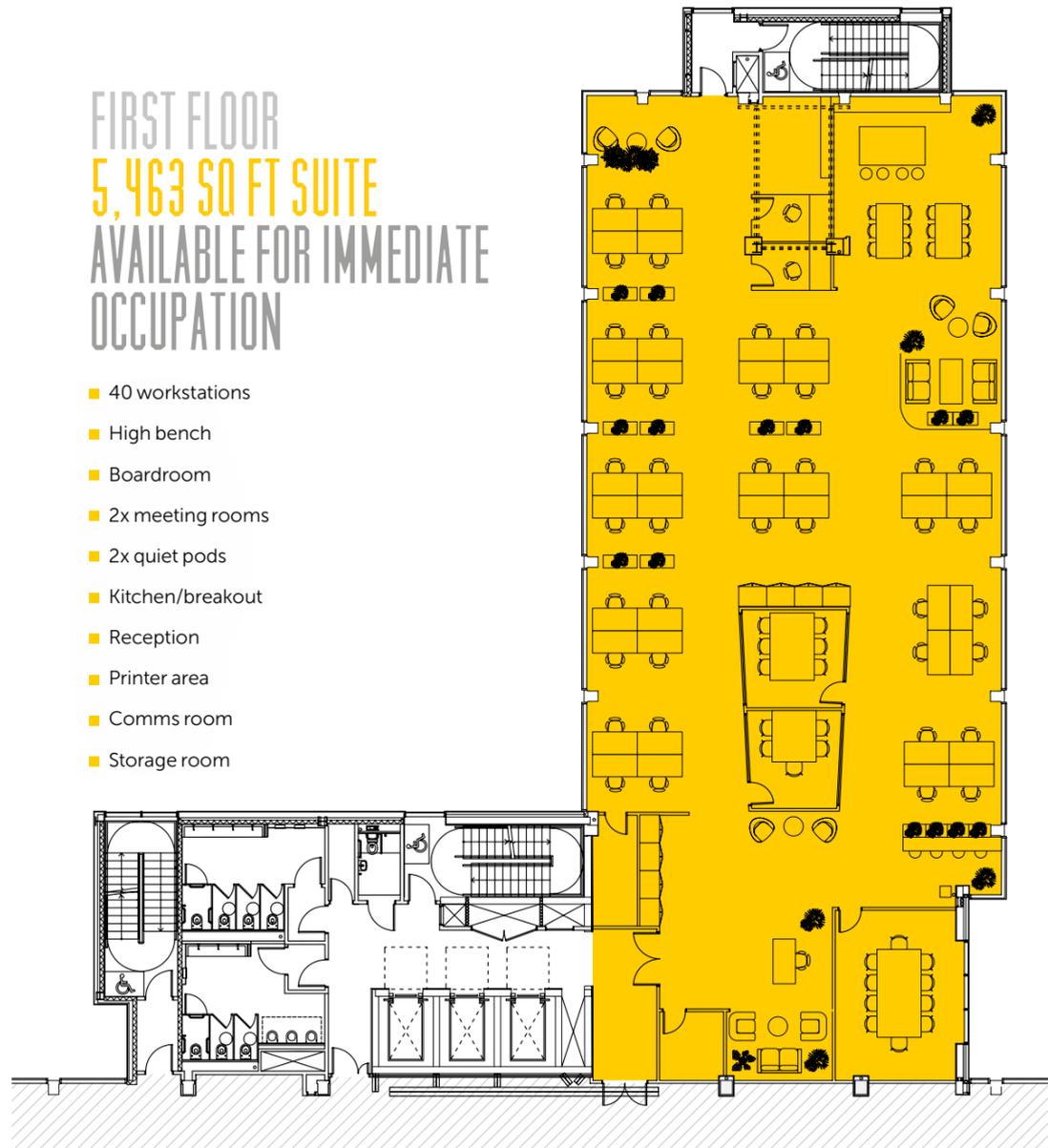
* The roof terrace is excluded in this total area

BE A PART OF OUR COMMUNITY

- WORK.LIFE
- workday.
- HERJAVEC GROUP
- ComponentSource
- rpcsearch
- ROSS**
- PHARMACOSMOS
- act-on
- Barracuda.

FIRST FLOOR 5,463 SQ FT SUITE AVAILABLE FOR IMMEDIATE OCCUPATION

- 40 workstations
- High bench
- Boardroom
- 2x meeting rooms
- 2x quiet pods
- Kitchen/breakout
- Reception
- Printer area
- Comms room
- Storage room

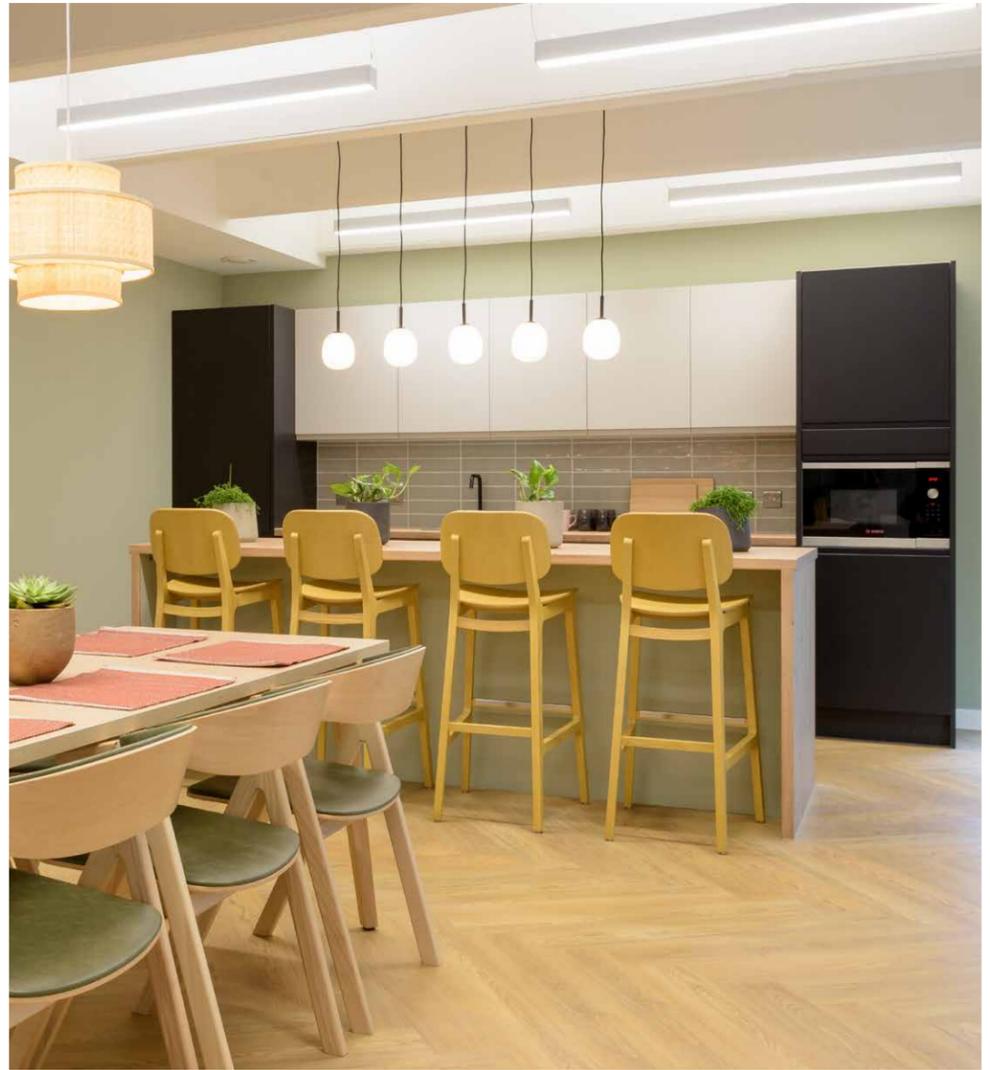




Nourish Café

INVIGORATE
AND INSPIRE

FIRST FLOOR FITTED SUITE



STRIPPED BACK DETAIL

THE WHITE BUILDING is a workplace with a different aspect. We've replaced suspended ceilings and recessed lighting with exposed services for a more remarkable modern office.



FOR HELPING THE ENVIRONMENT
WINNER 2022

ENVIRONMENTALLY EFFICIENT

COMPLETELY TRANSFORMED OFFICE BUILDING

93,145 SQ FT IN TOTAL

6 CAR PARKING SPACES

5,463 SQ FT FITTED SUITE



CONTEMPORARY OFFICE DESIGN

ALL ELECTRIC BUILDING



GREAT AMENITIES INSIDE AND OUT



COMMUNAL ROOF TERRACE

ECONOMIC POWERHOUSE

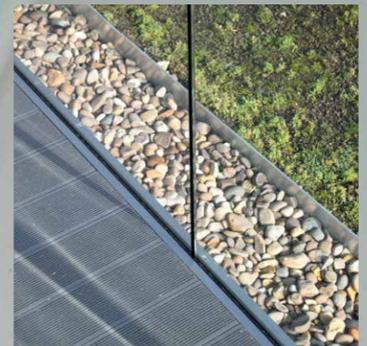
Reading has a strong and mature knowledge economy of technology and creative sector industries. Technology industries include information and communication technology, business & financial services, and renewables.

READING VOTED IN TOP 10 BEST PLACES TO LIVE BY THE SUNDAY TIMES IN 2022



RANKED IN THE TOP 5 PERFORMING INNOVATION ECONOMIES IN THE UK 2022*

READING MADE THE FASTEST ECONOMIC RECOVERY FROM THE PANDEMIC IN THE UK**



3 MINS TO THE ORACLE SHOPPING CENTRE AND 6 MINS TO READING STATION



BUILDING CAR PARKING RATIO 1:860 SQ FT

7TH BEST QUALIFIED WORKFORCE IN THE UK, 5TH FOR ITS SHARE OF GRADUATES#

RANKED 2ND BEST PLACE TO LIVE AND WORK IN THE UK OF THE LARGEST 36 ECONOMIC AREAS##

Reading

"WORK.LIFE MOVED INTO THE WHITE BUILDING FOR ITS CREATIVE URBAN WORKING ENVIRONMENT. IT'S SUCH A UNIQUE, INVIGORATING AND INSPIRING SPACE. ITS EXCITING LOCATION, BANG IN THE CITY'S URBAN HEART, AND EXPANSIVE ROOF TERRACE ARE GREAT AMENITIES WHICH ARE A REAL ADDED BENEFIT FOR OUR MEMBERS."

WORK.LIFE

WORK.LIFE

← COLLABORATIVE HUB

LIKE-MINDED COMMUNITY



**SPORTS
EVENTS
SCREENED**



**YOGA
CLASSES**

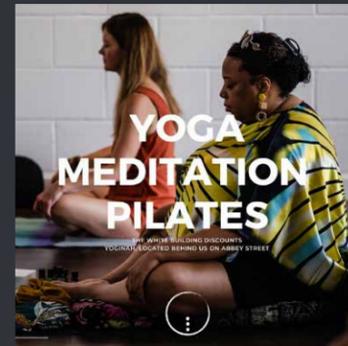
A workplace where your staff can thrive and feel invigorated in a positive atmosphere surrounded by a like-minded community.



**LOCAL DISCOUNTS
AVAILABLE
TO OCCUPIERS**



**TENANT SOCIAL
AND NETWORKING
EVENTS**



**COMMUNITY
ENGAGEMENT
AND VOLUNTEERING
SCHEMES**

**ROOFTOP
VEGETABLE GARDEN
INITIATIVE**



**CHARITY
EVENTS**



THE WHITE BUILDING



URBAN ROUTES

RIVER THAMES



READING STATION



6 MINS
TO READING
STATION

FORBURY GARDENS

BROAD STREET

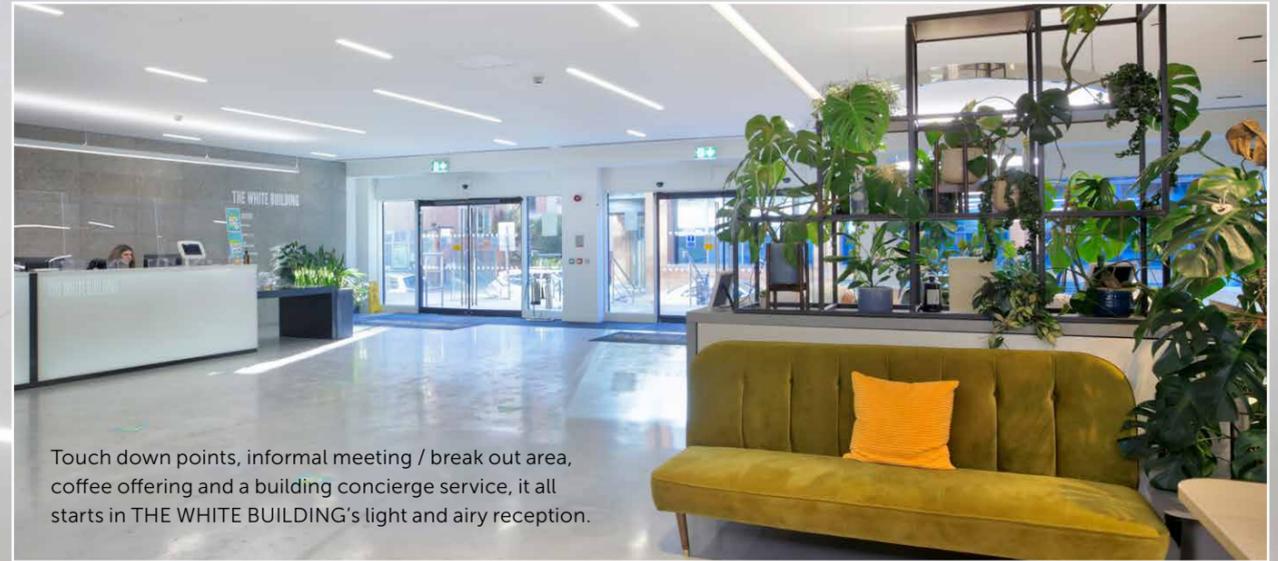
THE ORACLE

THE WHITE BUILDING
KINGS ROAD
READING RG1 3BU



3 MINS
TO THE
ORACLE

**INSPIRING &
IMPRESSIVE**



Touch down points, informal meeting / break out area, coffee offering and a building concierge service, it all starts in THE WHITE BUILDING's light and airy reception.



**WHITE
NIGHT**



↑
WHERE THE VIEW'S AT

YOUR ROOF TERRACE

Chill out, informal meetings or events space... you choose.



THE NUTS AND BOLTS



OVERVIEW

- Full CAT A building refurbishment*
- Newly configured entrance and reception
- New floor to ceiling glazing throughout, providing excellent natural light
- Exposed media-style ceilings incorporating LG7 compliant lighting and new heating and cooling system
- Occupancy density 1:8m²

LANDSCAPING

- Newly landscaped street frontage and resurfaced car parking
- Natural textured stone paving slabs with inset feature lighting providing illumination
- New stone cladding to boundary walls
- High quality stone benches with integral illumination
- Large communal roof terrace
- DDA compliant access
- New trees along Kings Road and Abbey Street frontage

PARKING SPACES AND ACCESS

- 36 on-site car parking spaces (1:860 sq ft)
- 39 secure cycle spaces

LIFTS

- 3 x new 13 person 1000kg passenger lifts (incl. 1 fire fighting lift)
- Minimum 2.0 mps passenger lift speed
- Hybrid destination control system

MECHANICAL SERVICES

- New mechanical installations throughout
- New efficient VRF heating and cooling system via air-sourced heat pump
- Internal design conditions 23°C +/- 2°C (summer) 21°C +/- 2°C (winter)
- Building energy management system (BEMS)

ELECTRICAL SERVICES

- LG7 compliant lighting (350–400 lux target)
- Digital lighting control system
- PIR lighting throughout the office and core with daylight sensors
- Central building management system (BMS)
- Generator connection capability

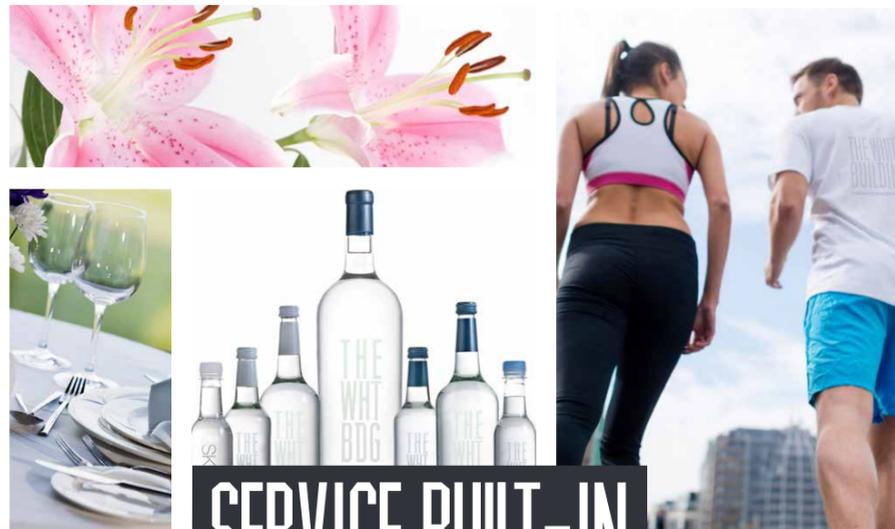
WCS AND SHOWERS

- New male and female WCs on each floor
- New male and female changing rooms with 8 showers and 42 lockers at basement level
- A DDA compliant shower room is provided at basement level

FLOORS AND CEILINGS

- Fully accessible raised floor set 80mm from the top of the structural slab
- Average 2925mm floor to ceiling height for floors 1–6 with locally lowered heights of approximately 2470mm

*Full Cat A Refurbishment completed in 2017.

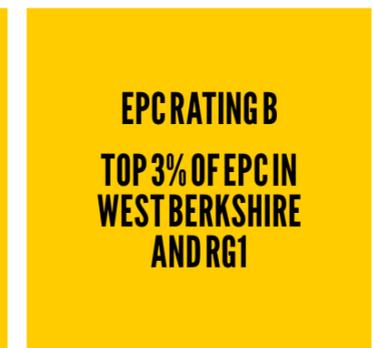
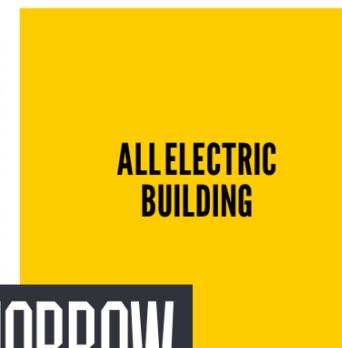


SERVICE BUILT-IN

THE WHITE BUILDING concierge service is offered to maximise convenience and smooth out life's wrinkles.

The building's dedicated Welcome Hosts can arrange those tasks that interrupt the flow of your working week – from dry cleaning and on-site car valet, to last minute restaurant and hotel bookings.

- Welcome Hosts
- Hotel & restaurant bookings
- Building app
- Travel arrangements
- Day-to-day errands
- Emergency requests
- Refreshments area with iPad coffee vending
- Dry cleaning service
- iPads / Sonos in reception
- Super speed Wi-Fi on the roof and reception
- Home delivery & storage
- Car valet
- Bicycle service station in bike store
- Umbrella provision
- Towel service, hair dryers and shampoo/conditioner/body wash
- Yoga & fitness instruction
- Dog friendly
- Car charging (coming soon)



SUSTAINING TOMORROW

We have worked hard to ensure that the building's environmental credentials are as good as they can be. We want our buildings to be sustainable and for our tenants to be satisfied that they, too, are doing their bit for the environment.

ENERGY SAVING FEATURES:

- EPC rating B
- High performance VRF heating and cooling units with low fan power
- Low heat loss glazing with high UV rejection throughout
- Thermal upgrade to the roof to match that of a new build
- Thermal upgrade to the walls to reduce heat loss
- Improved air-tightness to reduce air and heat leakage
- LED lighting in communal areas with presence detectors
- Dimmable luminaire controls
- High daylight factors in offices to reduce artificial lighting
- All electric building

ADDITIONAL BENEFITS:

- Excellent public transport and pedestrian/cycle connections to railway station and town centre amenities
- Recycling facilities
- Landscaping provided to enhance site ecology
- Energy metering and sub-metering of light and power to each floor
- Low flow sanitaryware fitted to reduce water consumption



READING - FULL OF FLAVOUR



HIGHLIGHTS INCLUDE:

- The 750,000 sq ft Oracle shopping centre with restaurants, cafés and bars only minutes away
- A range of international-quality hotels nearby
- Fitness and leisure facilities throughout the town, with Buzz Gym just over the road
- The Hexagon, The Concert Hall and other nearby arts facilities provide a rich cultural scene
- World famous Reading Festival every August
- Forbury Square with three top-quality restaurants and cafés is only a short walk away
- Reading Station is a 6 minute walk via Forbury Gardens or 3 minutes by bike
- Brand new apart-hotel, House of Fisher, is adjacent
- Numerous new apartment developments, including Kennet House on Kings Road



WELCOME TO THE
KINGS ROAD QUARTER



HONEST

THE COCONUT TREE 

WHERE IT'S AT

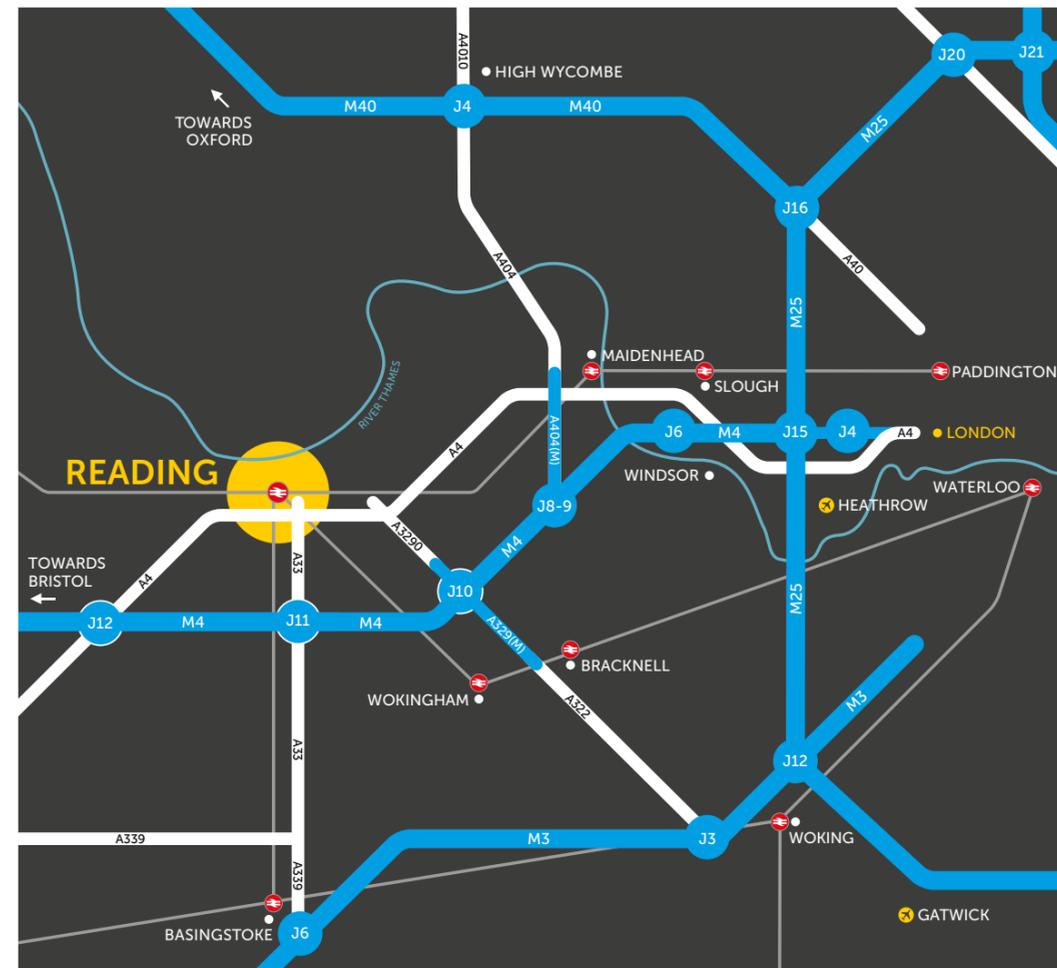
RG1 3BU

ROAD

Reading has excellent road connections with three motorway junctions (J10, 11 & 12) of the M4, providing direct access to the M25 and the national motorway network. M4 J10 is served by the motorway A329M, and M4 J11 is reached by a dual carriageway, the A33.

BIKE

Reading is served by a 37 mile cycle network, of which 17 miles are segregated from general traffic. The new Christchurch Bridge foot and cycle path over the Thames links the north bank with the railway station.



RAIL

Reading's mainline station is a major UK rail hub, handling some 16 million passengers a year. There are connections with London Paddington and London Waterloo to the east, Bristol and Wales to the west and directly to Birmingham (New Street & International), Guildford, Oxford, Basingstoke and Newbury.

An £850 million upgrade – the biggest in the UK – has provided new entrances and a concourse; five new platforms have been added with modified track layouts to improve passenger and freight transport flows.

The proposed Western Rail Link to Heathrow (WRLtH) will enhance the existing transport connections between Reading, Slough and Heathrow Airport with regular rail services to the airport in approximately 26 minutes.



AIR

Heathrow

London Heathrow is 28 miles east of Reading and can be reached directly via the M4 motorway (J4). RailAir operates a non-stop 45-minute bus service between the railway station and the airport.

Other international airports

London Gatwick is 55 miles south east of Reading and Southampton Airport Parkway is only 46 miles (direct rail 46 minutes).

TALK TO US

 **Vail Williams**
0118 909 7400
vailwilliams.com

GUY PARKES
07788 188 874
gparkes@vailwilliams.com

ANDREW BAILLIE
07502 233 770
abaille@vailwilliams.com

 **hatch**
0118 933 1303
hatch-re.com

TOM FLETCHER
07752 127 413
tom@hatch-re.com

CHARLIE BENN
07563 383 443
charlie@hatch-re.com

33 Margaret Street
London
W1G 0JD
 **savills**
savills.co.uk
020 7499 8644

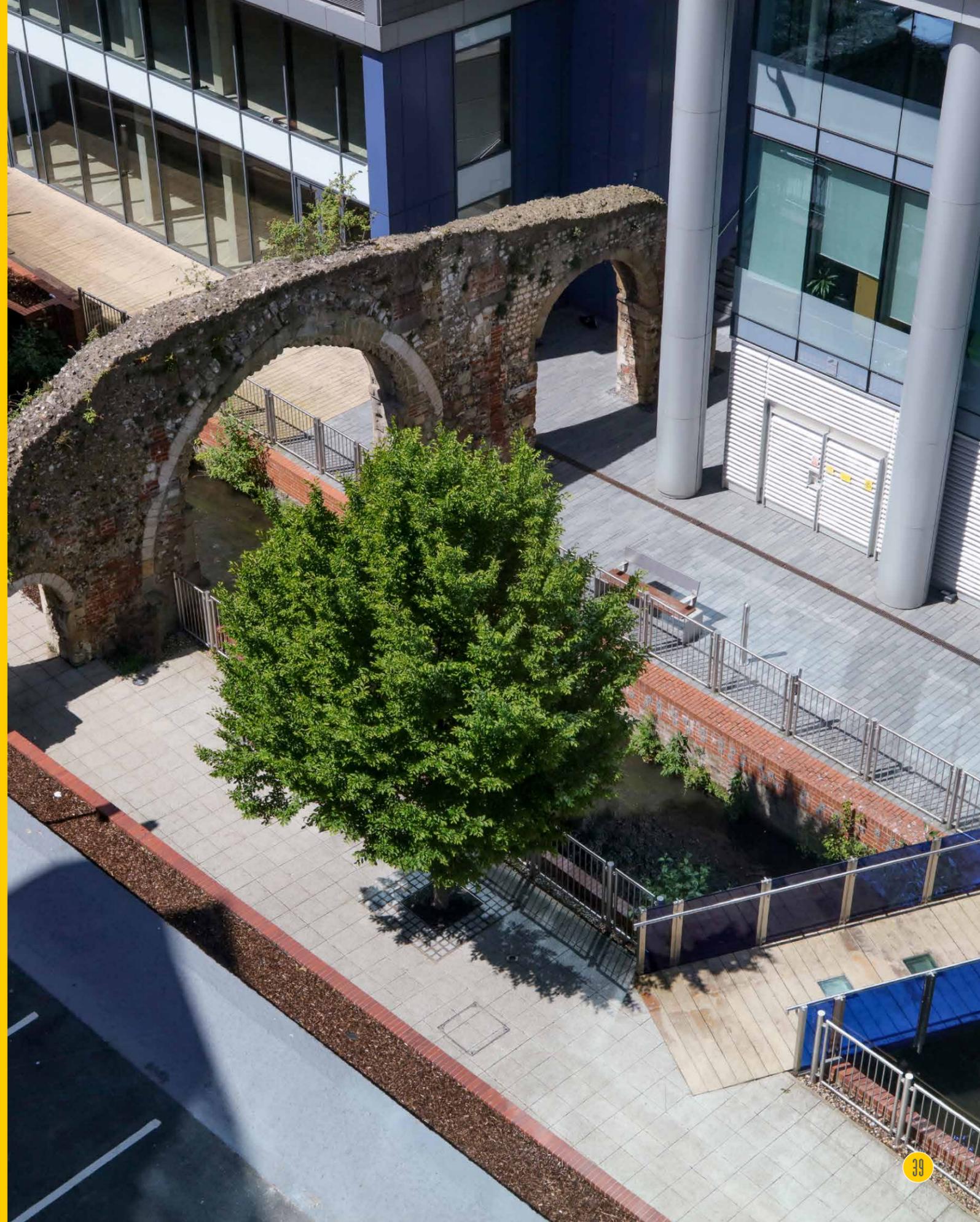
ANDREW WILLCOCK
07870 999 628
awillcock@savills.com

OLIVIA JONES
07951 041 788
ojones@savills.com

THEWHITEBUILDING.CO.UK

 **abrdn**

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. January 2023.



**THE
WHT
BDG**