

PHOENIX

READING

STATION HILL
READING RG1 1NB

THE RIGHT
IMPRESSION



Left: Reception
Below Left: View of the building
from Reading Station
Below: Exterior

Description

Phoenix is a high quality town centre office building totalling 52,000 sq ft, arranged over ground and five upper floors – featuring a newly refurbished double height reception.

The available part first floor east has undergone a comprehensive refurbishment to offer 4,156 sq ft of fully fitted workspace complete with workstations, meeting rooms and kitchen breakout area.



JUST 100M
FROM THE NEW
READING STATION
WITH ELIZABETH
LINE CONNECTIONS
TO LONDON.



A HIGHER SPECIFICATION

HIGH-END FINISHES
FOR THE MOST DISCERNING OCCUPIER.

Industry commentators state "Phoenix is Reading's most cycle friendly workspace"

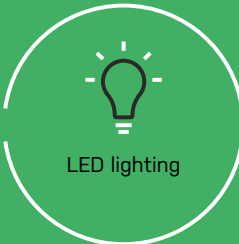
Green Credentials



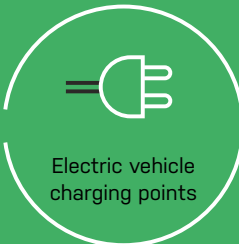
EPC - B



BREEAM
Very Good



LED lighting



Electric vehicle
charging points

New Facilities



Secure cycle
storage



Showers, lockers
and drying room

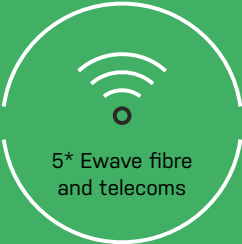


New reception
facilities

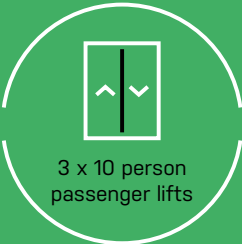


Building Management
online portal

Specification



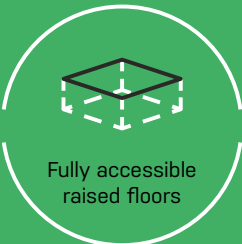
5* Ewave fibre
and telecoms



3 x 10 person
passenger lifts



Air conditioning

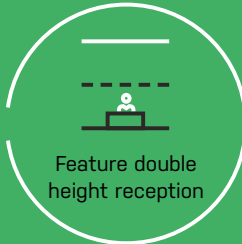


Fully accessible
raised floors

Quality Building



Excellent
natural light



Feature double
height reception

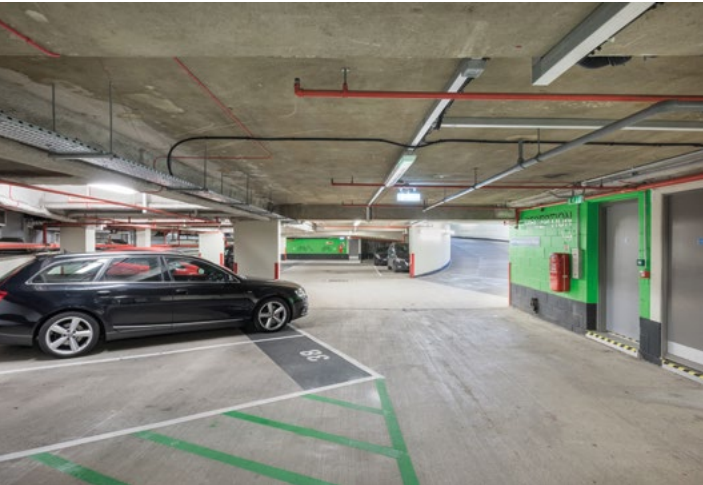


Flexible and
efficient floor
plates



On-site parking ratio
1:978 sq ft

Clockwise from top left:
Basement lockers
Reception wayfinding
Typical shower
Secure cycle storage
Way finding
Car parking



MAKE
YOUR MARK

READY FOR
AN OCCUPIER
TO MOVE IN
RIGHT AWAY

Move in with ease

The fitted out floor, whilst retaining flexibility, features a contemporary and functional open plan kitchen, breakout areas, meeting rooms and a number of open plan desks in situ.

The space has been designed to enable occupiers to move into the space quickly without installation delays.



SPACE THAT
WORKS



Accommodation

The part first floor east has been refurbished to a high standard, offering superb open plan office space.

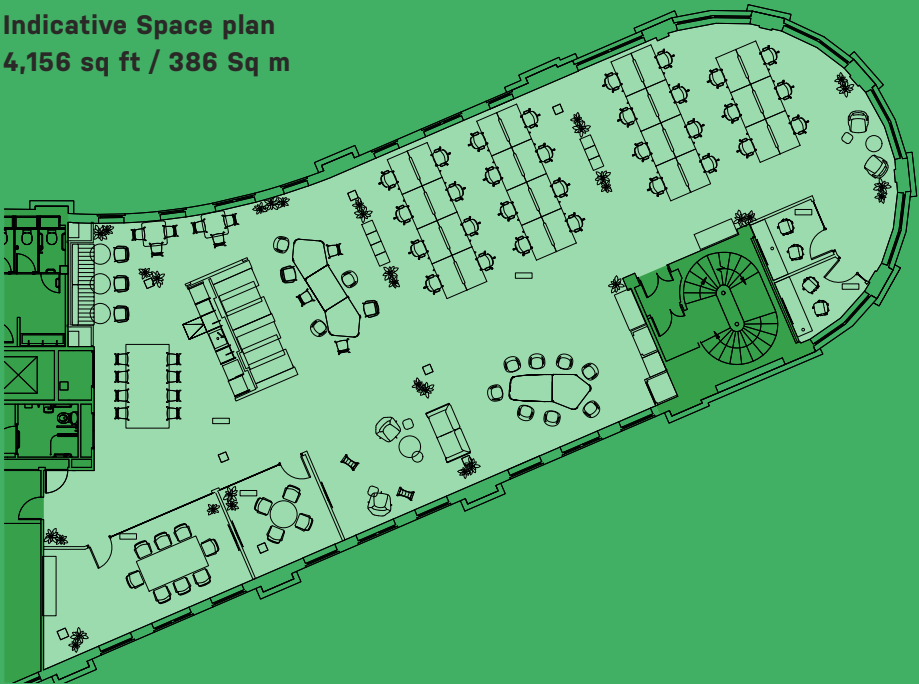
FLOOR	SQ M	SQ FT
Fifth west		MarketCast
Fifth east		Simpro
Fourth		Apex Group
Third		XPS Pensions Group
Second		XPS Pensions Group
First west		Samsung
First east	386	4,156
TOTAL	386	4,156

*Measurements are IPMS3.



1ST FLOOR EAST

Indicative Space plan
4,156 sq ft / 386 Sq m



NORTH
For indicative purposes only. Not to scale.
Floor measurements are IPMS3 areas.

Workstations	30
Agile workstations	26
4 person meeting room	1
8 person meeting room	1
4 person booths	2
Collaboration space	1
Touchdown area	1
Phone booths	2
Kitchen / breakout	1

Total occupancy 56
Occupancy ratio 1:7 Sq M



1ST FLOOR SUITE



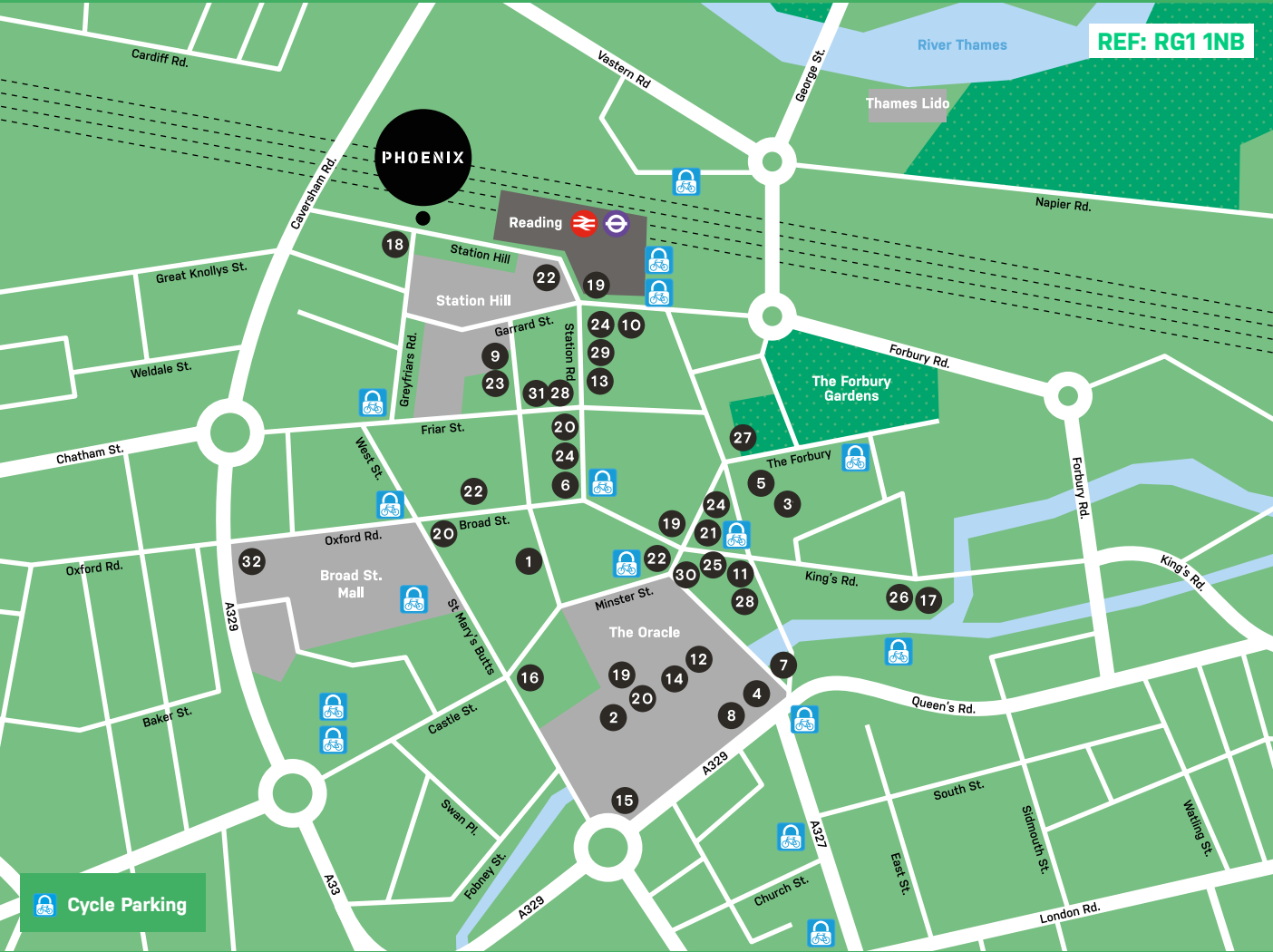
1ST FLOOR SUITE

PHOENIX



Local Area

Reading features an illustrious mix of restaurants, coffee shops, bars and retailers offering everything you'll need from breakfast on-the-go to evening fine dining. You really do have it all on the doorstep.



RIGHT ON THE DOORSTEP

POP-UPS,
RESTAURANTS,
BARS &
BOUTIQUES.

Clockwise from top left:
Bill's
Thames Lido
The Botanist
The Forbury
C.U.P.
The Three Guineas
Pho
The River Thames



Bars & Restaurants

- 01 Bill's
- 02 Café Rouge
- 03 Carluccio's
- 04 Côte Brasserie
- 05 Forbury's Restaurant
- 06 Itsu
- 07 London Street Brasserie
- 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

STATION HILL DEVELOPMENT

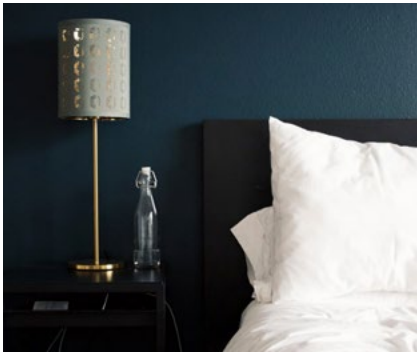
A 2 ACRE THRIVING PUBLIC REALM FOR BUSINESS & LEISURE



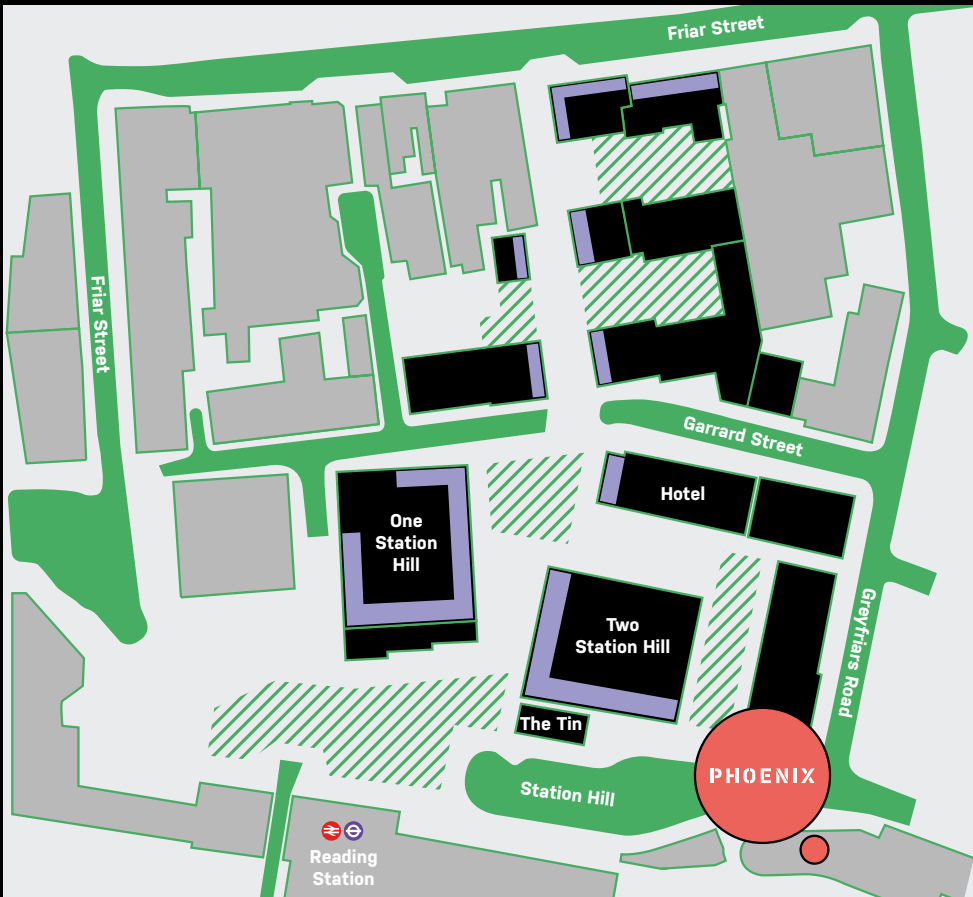
95,000 SQ FT OF NEW RETAIL, LEISURE AND F&B SPACE.



TWO ACRES OF LANDSCAPED AND MANAGED PUBLIC SPACE.



A BRAND NEW HOTEL AND 1,300 NEW HOMES.



SITE PLAN PHASES 1&2 COMPLETION AUTUMN 2024

- Buildings
- Retail / Leisure
- Roads
- Parks / Landscaping

NORTH
Site Plan for indicative purposes only.
Not to scale.



AMONGST THE BIG NAMES

AN ENVIABLE
LOCATION THAT
MAKES SENSE.



Above: River Thames
Above Right: Reading Station

Reading

Reading has long been renowned with being one of the best places to live and work in the UK, this is based key indicators such as wellbeing, employment, health, income and skills*.

1ST
PWC GROWTH
REPORT FOR
CITIES IN
THE UK*

2ND
MOST
PROSPEROUS
CITY IN
THE UK**

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



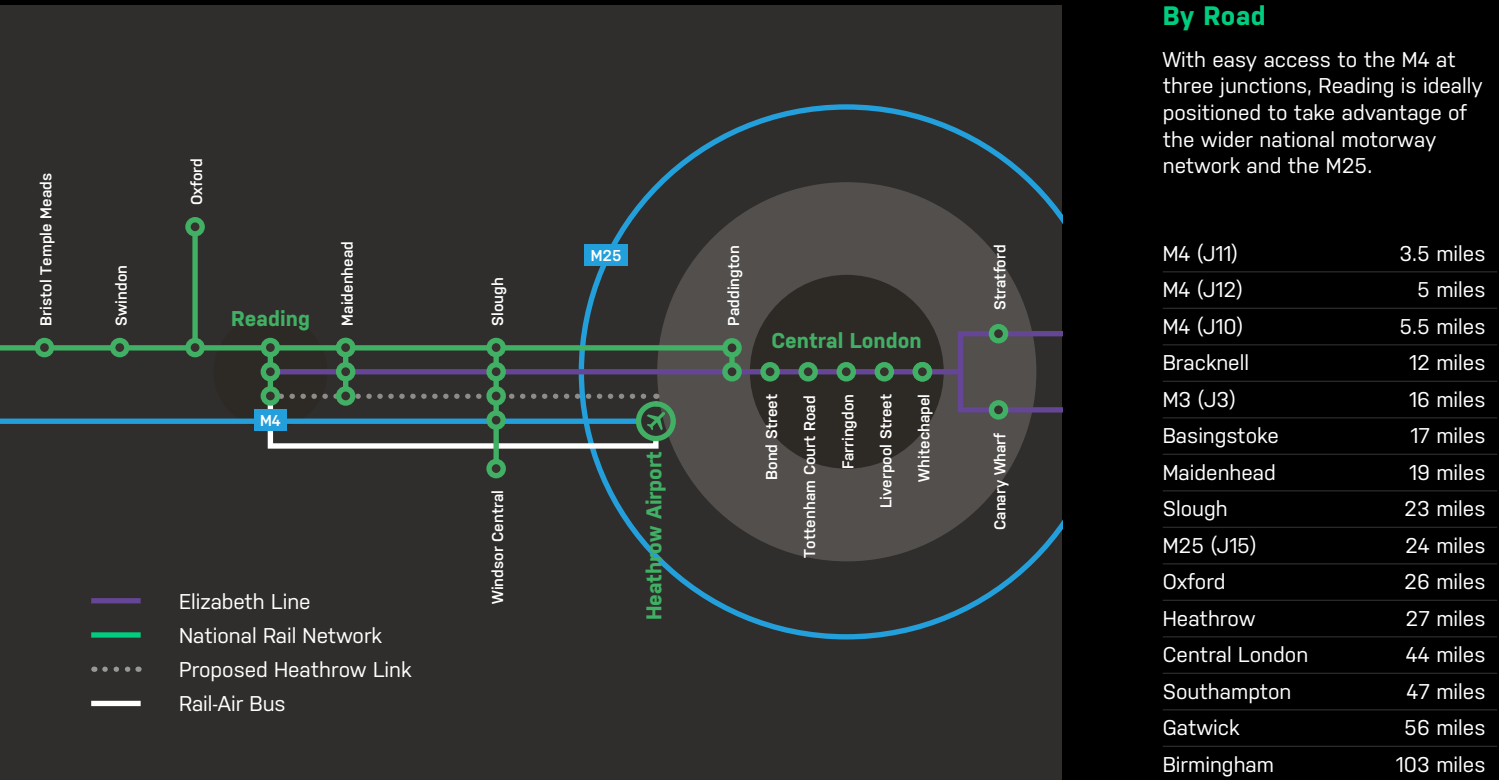
13
OF THE
WORLD'S TOP
30 BRANDS
ARE HERE

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



Local Occupiers

Building a better working world

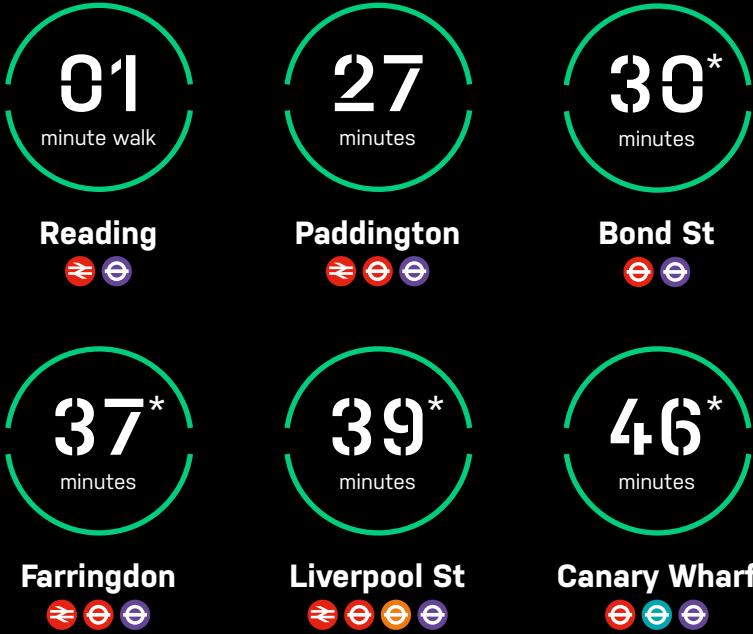


RIGHT ON TIME

READING TO
LONDON IN
27 MINS.

By Rail

Heathrow Airport will be even easier to reach once a new £500m rail link is complete, this will mean passengers will no longer have to travel via London Paddington to reach the airport by train. The Elizabeth Line from Reading station has reduced travel times into Central London and beyond.



Journey times taken from the building. Source: TfL
*Times calculated from a combination of National Rail and Elizabeth Line.



STATION HILL
READING RG1 1NB

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Misrepresentations Act 1967: Whilst all the information 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 2025.

Designed by Cre8te – 020 3468 5760 – cre8te.london

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