



**TAKING YOUR
BUSINESS TO
NEW HEIGHTS**

**THE
BLADE**

ABBEY SQUARE / READING / RG1 3BD

www.thebladereading.com

THE
BLADE

Reading's Most
Iconic Office
Building

High quality grade A office
accommodation



Description

The Blade is a landmark building located in Reading providing 110,990 sq ft of high quality office accommodation including striking views and numerous local amenities and shops. The building also includes a professional business lounge and co-working space, there are meeting rooms available and serviced office facilities also on site.

GRADE A SPECIFICATION

EPC
‘B’ rating



BREEAM®
Very good



Highest BREEAM Rating for an office building in Berkshire!



The Essentials



Fully fitted offices available



LED lighting with PIR sensors



Fully accessible raised flooring



Meeting rooms available



REGO electricity supply



Shower facilities



Onsite parking & bike storage



Lounge & concierge facilities



Outdoor terrace



The landlord contributes to Ecologi



web link



Regular occupier events including yoga classes, charitable initiatives and business networking



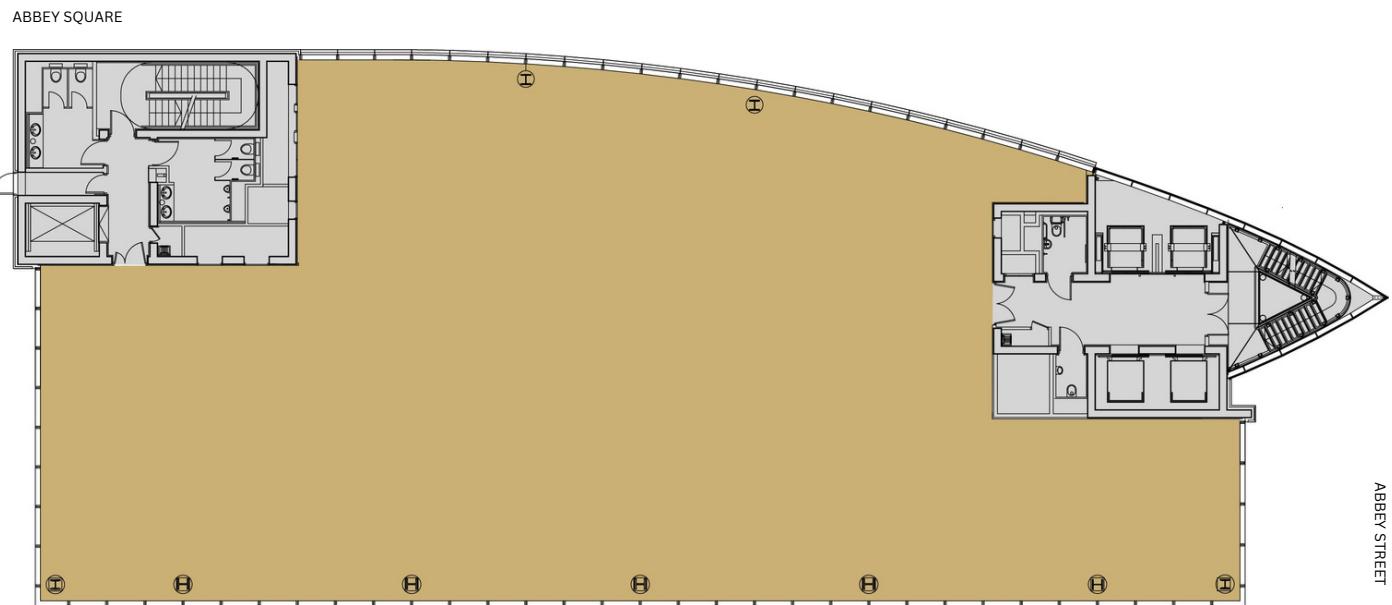
Rent a bike scheme

TYPICAL FLOOR PLANS



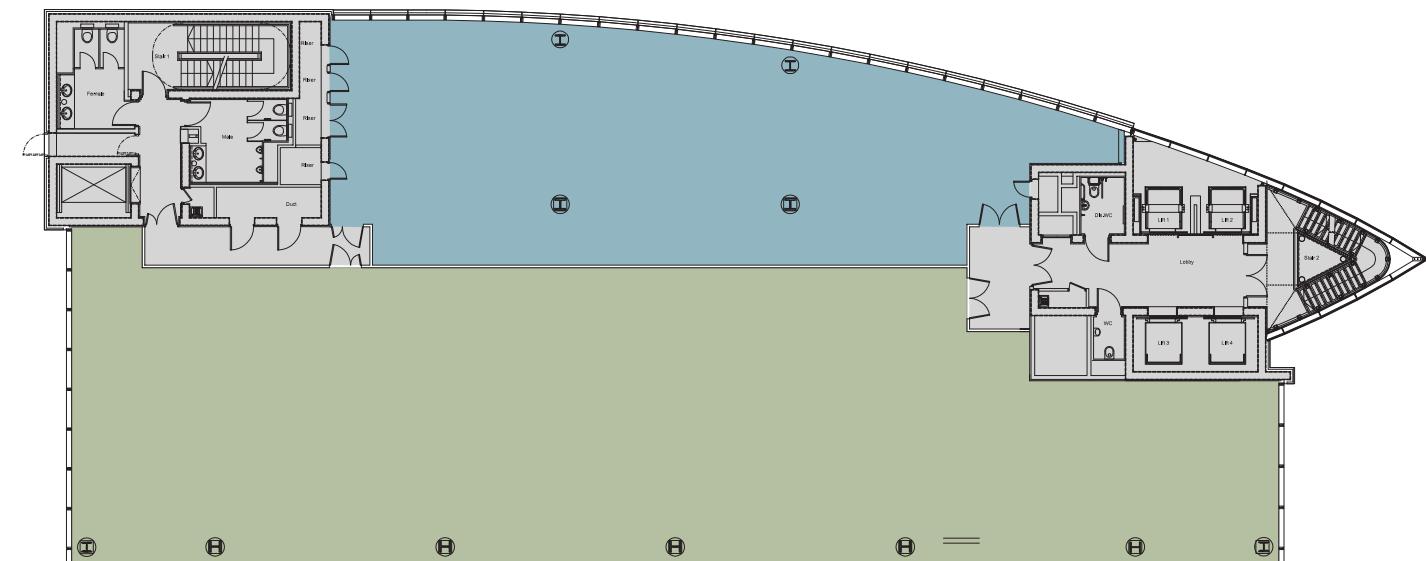
TYPICAL FLOOR PLATE

8,407 SQ FT



TYPICAL SPLIT FLOOR PLATE

NORTH SIDE 2,600 – 3,800 SQ FT
SOUTH SIDE 4,600 – 5,800 SQ FT



FLEXIBLE SPACES

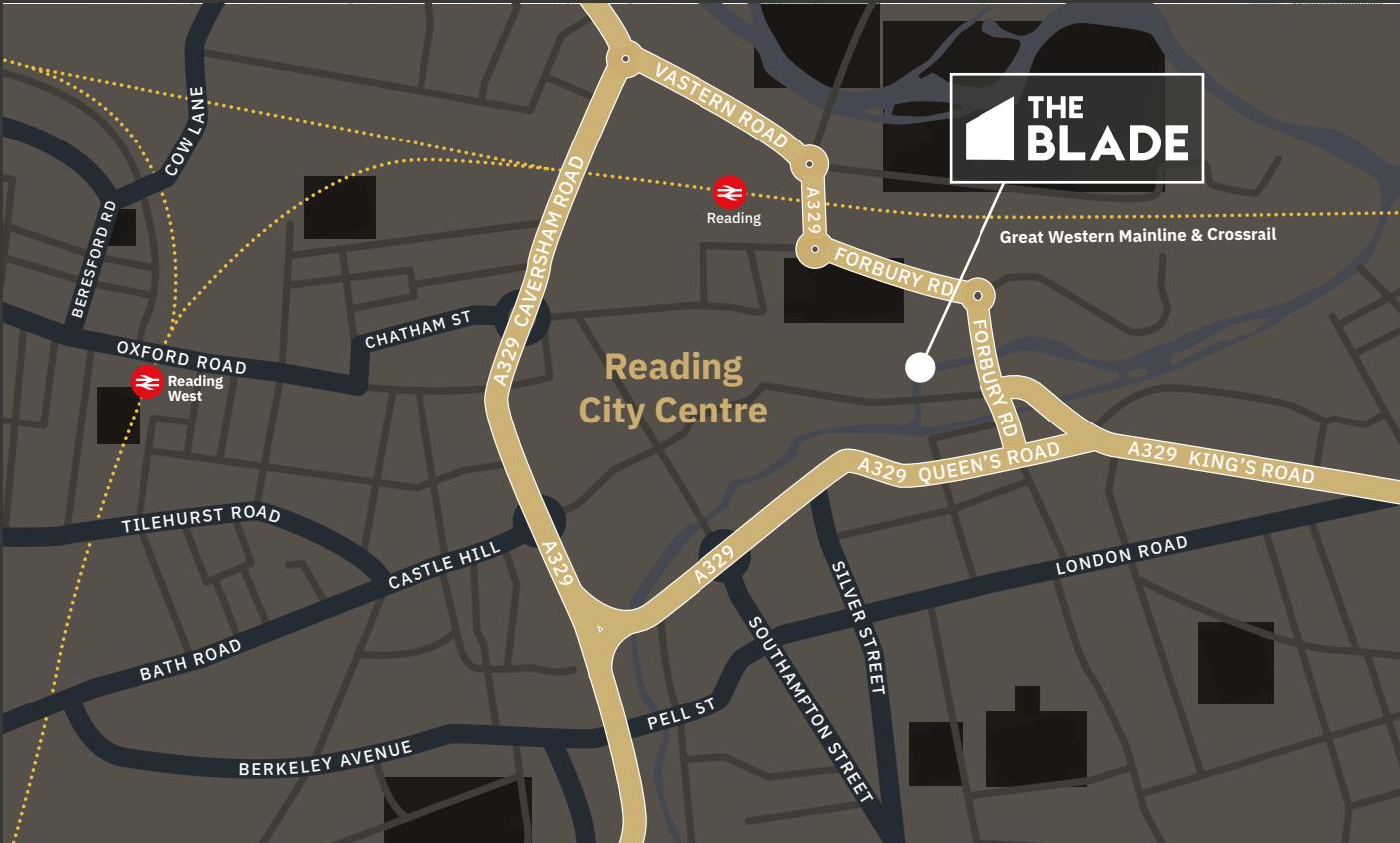
SUITE	TENANT	AVAILABILITY
Ground Floor	Kaplan Financial Limited	
Part 1st Floor - North	Kaplan Financial Limited	
Part 1st Floor - South	Premier Recruitment	
Part 2nd Floor - North	Agility DSG UK Limited	
Part 2nd Floor - South	Vacant	5,006 sq ft / 465 sq m
3rd Floor	Pure Offices Reading Limited	
4th Floor	Pure Offices Reading Limited	
Part 5th Floor - North	Northwood Real Estate Limited	
Part 5th Floor - South	Occuity Limited	
Part 6th Floor - North	Vacant - Fitted	2,608 sq ft / 242 sq m
Part 6th Floor - South	Vacant - Fitted	5,500 sq ft / 511 sq m
Part 7th Floor - North	Gleeson Recruitment Limited	
Part 7th Floor - South	TrustID Limited	
8th Floor	Vacant	8,406 sq ft / 781 sq m
9th Floor North	Orion Pharma	
9th Floor South	Vacant - Fitted	4,471 sq ft / 415 sq m
10th Floor	Stantec UK Limited	
11th Floor	Vacant - Fitted	8,407 sq ft / 781 sq m
12th Floor	Knights Professional Services	
13th Floor - North	Micro Systemation Limited	
13th Floor - South	Vacant - Fitted	4,322 sq ft / 412 sq m





Reading

Reading benefits from having The Oracle Shopping Centre which includes various high street shops & amenities, to name a few these include cinema, music, arts & sports facilities. Reading also has excellent dining & social amenities such as Bella Italia, Itsu, Wagamama, The Botanist and more.



Top 10 places to live in the UK



6th
best qualified workforce in the UK



Top 5 city for economic growth



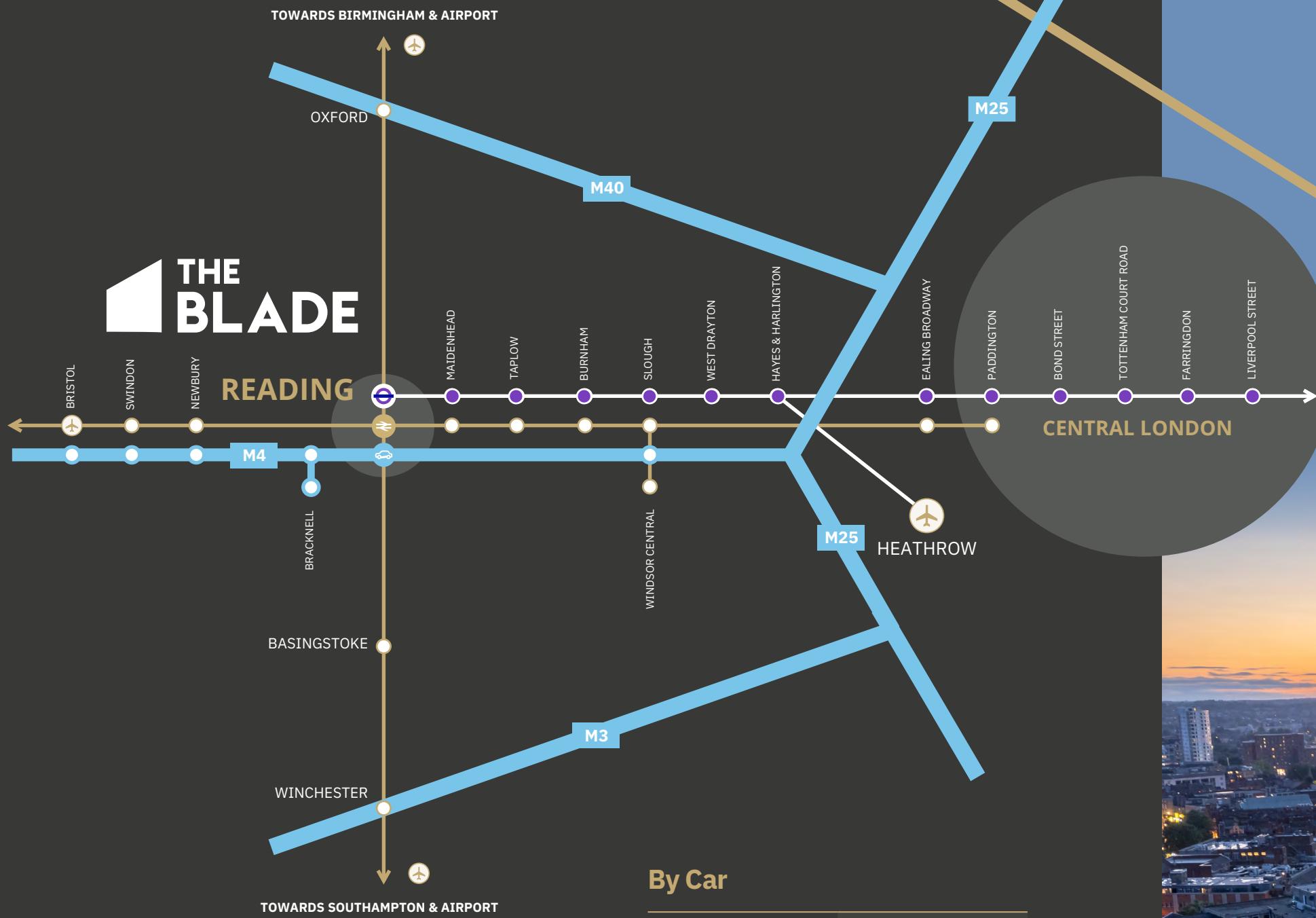
13 of the world's top 30 brands based in Reading



Reading projected to overtake **Manchester** as the UK's fastest growing location

Ernst & Young





STRATEGICALLY LOCATED, READING IS ONLY 24 MINUTES FROM CENTRAL LONDON BY TRAIN



Location

Reading provides a great location within close proximity to London & Birmingham. Central London is easily accessible by train within 24 minutes, other locations such as Maidenhead, Slough & Oxford are also accessible via Train. With Jc11 of the M4 only 3 miles away these locations are also accessible via car.

By Car

M4 (J11)	3.5 miles
Maidenhead	19 miles
Basingstoke	17 miles
M25 (J15)	24 miles
Oxford	26 miles
Heathrow	27 miles
Central London	44 miles
Bristol	81 miles
Birmingham	103 miles

By Rail

Maidenhead	12 mins
Oxford	23 mins
Paddington	24 mins
Bristol	53 mins
Heathrow Via Railair	38 mins
Birmingham	93 mins



Terms

upon application

www.thebladereading.com

Further Information

For further information or to arrange a viewing please contact the agents:

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