

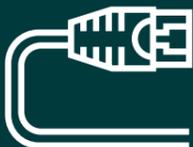


**THE
BRICK
WORKS**

35—43 GREYFRIARS ROAD
READING

3,750 - 7,983 SQ FT

The Brick Works offers urban warehouse workspace designed to inspire creative businesses in Reading. The 4th floor provides 3,750 sq ft of fully fitted space, with a further 4,233 sq ft coming soon – giving occupiers the potential to secure up to 7,983 sq ft in total.

| | |
|--|---|
|  <p>TWO MINUTE WALK TO READING STATION</p> |  <p>COMMUNAL ROOF TERRACE</p> |
|  <p>CONCIERGE RECEPTION WITH FREE WIFI</p> |  <p>SHOWER FACILITIES</p> |
|  <p>STAND-OUT OFFICE TO HELP ELEVATE YOUR BRAND</p> |  <p>READY TO GO FIBRE CONNECTION</p> |
|  <p>SECURE CYCLE STORAGE</p> |  <p>SIX PARKING SPACES AND ELECTRIC CAR CHARGING</p> |

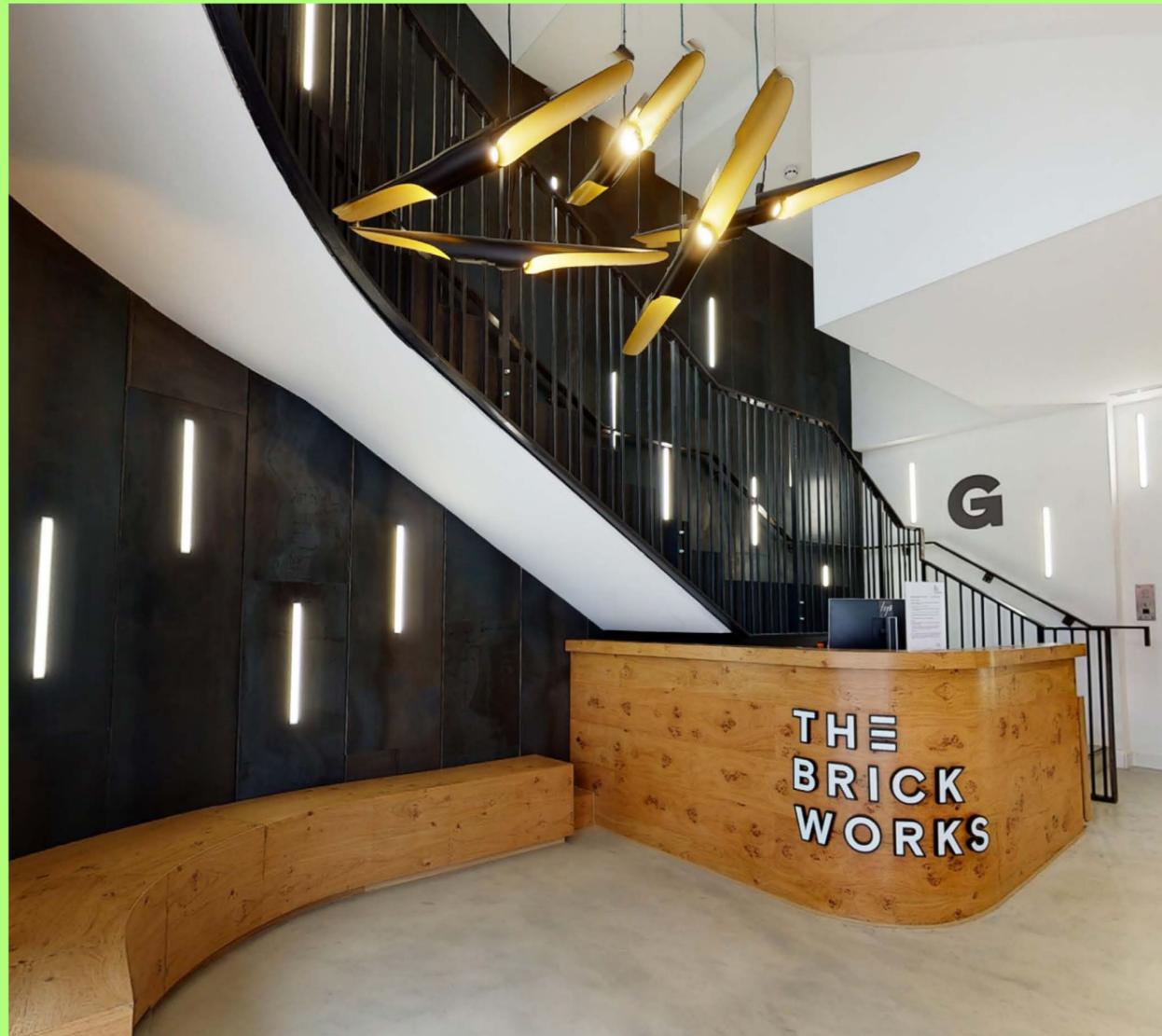


Reception and entrance from Greyfriars Road

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.



Images

- 1. Feature reception
- 2. Exterior onto Greyfriars Road



2

SUMMARY SPECIFICATION

- _ 3,750 – 7,983 sq ft available
- _ Feature double height concierge reception with free WiFi.
- _ Communal roof terrace.
- _ 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.
- _ EPC B.
- _ Excellent natural light.
- _ 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.



Fully-fitted Fourth Floor

THE BRICK WORKS

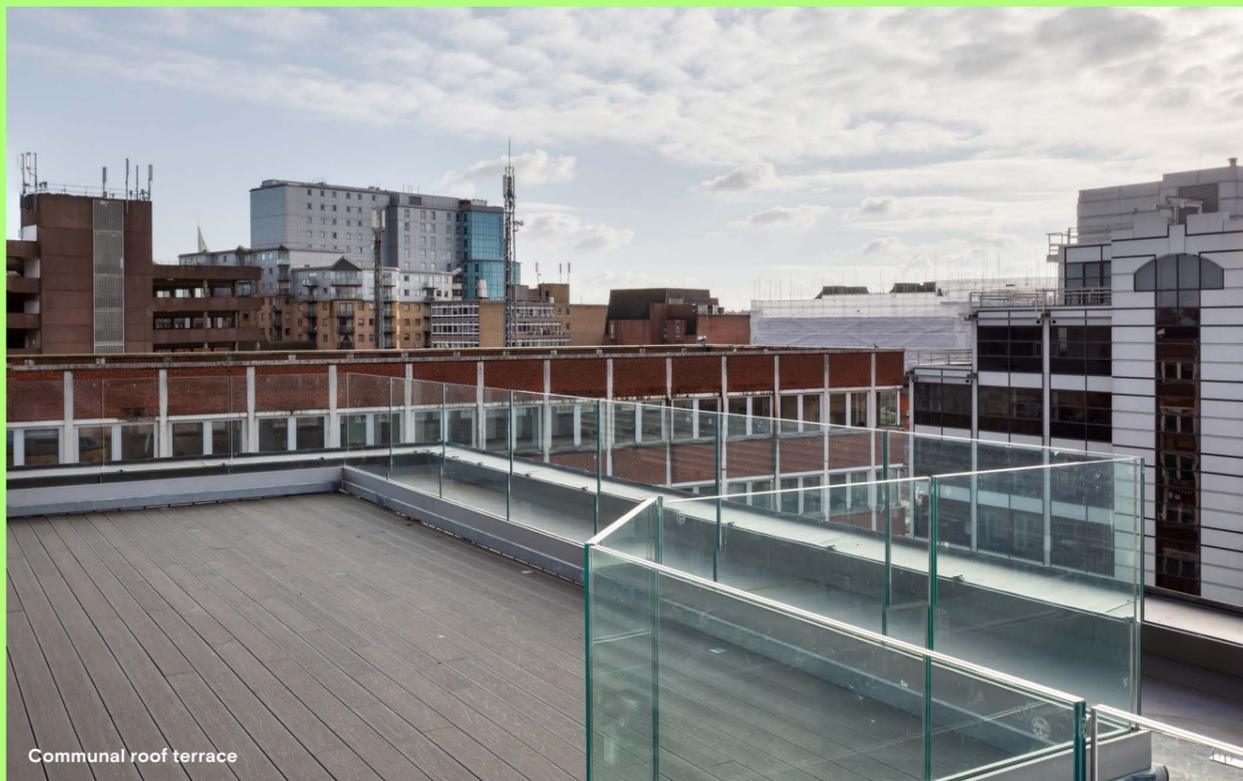


Agile working / collaboration area

THE SPACE



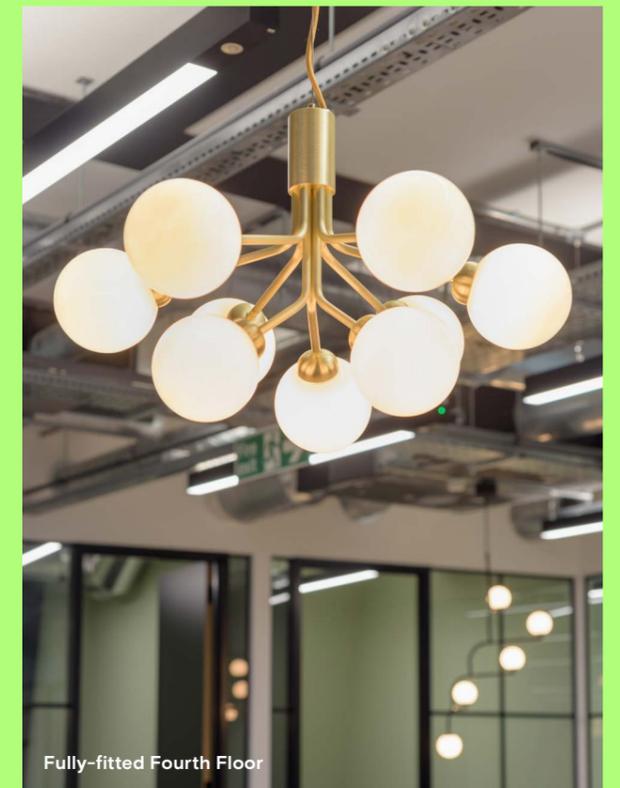
Kitchen and breakout space



Communal roof terrace



Fully-fitted Fourth Floor



Fully-fitted Fourth Floor

FOURTH FLOOR 3,750 SQ FT / 348.4 SQ M



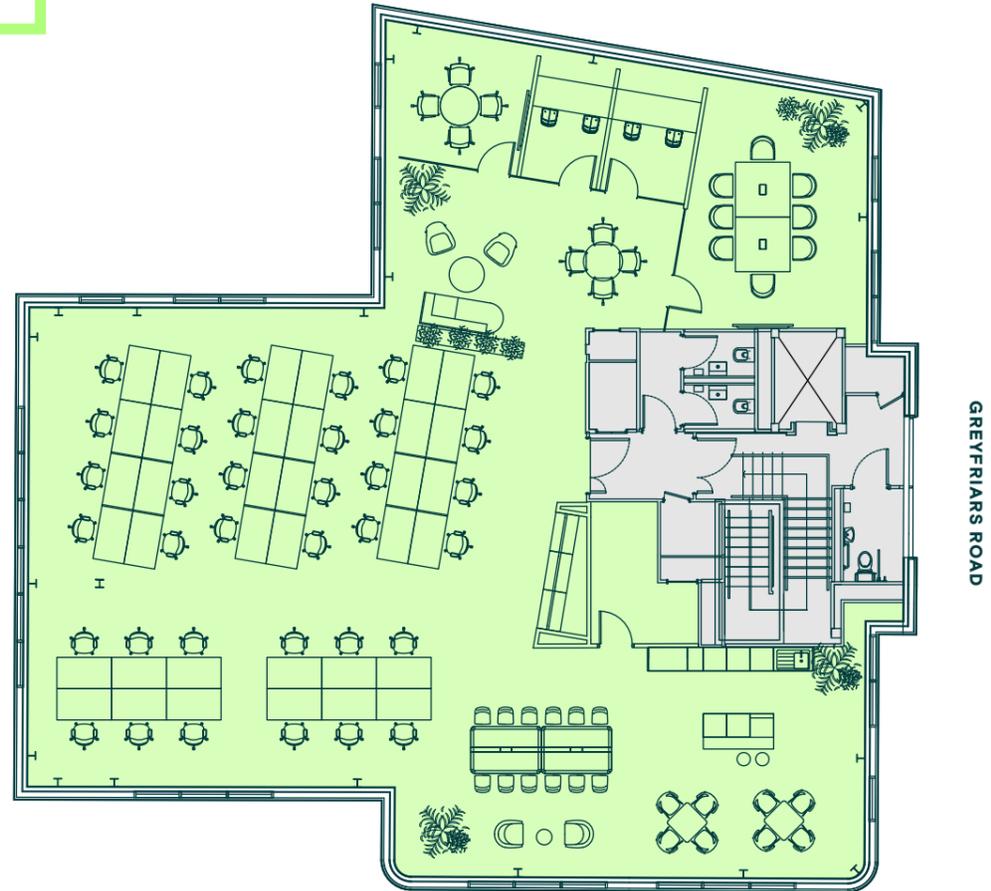
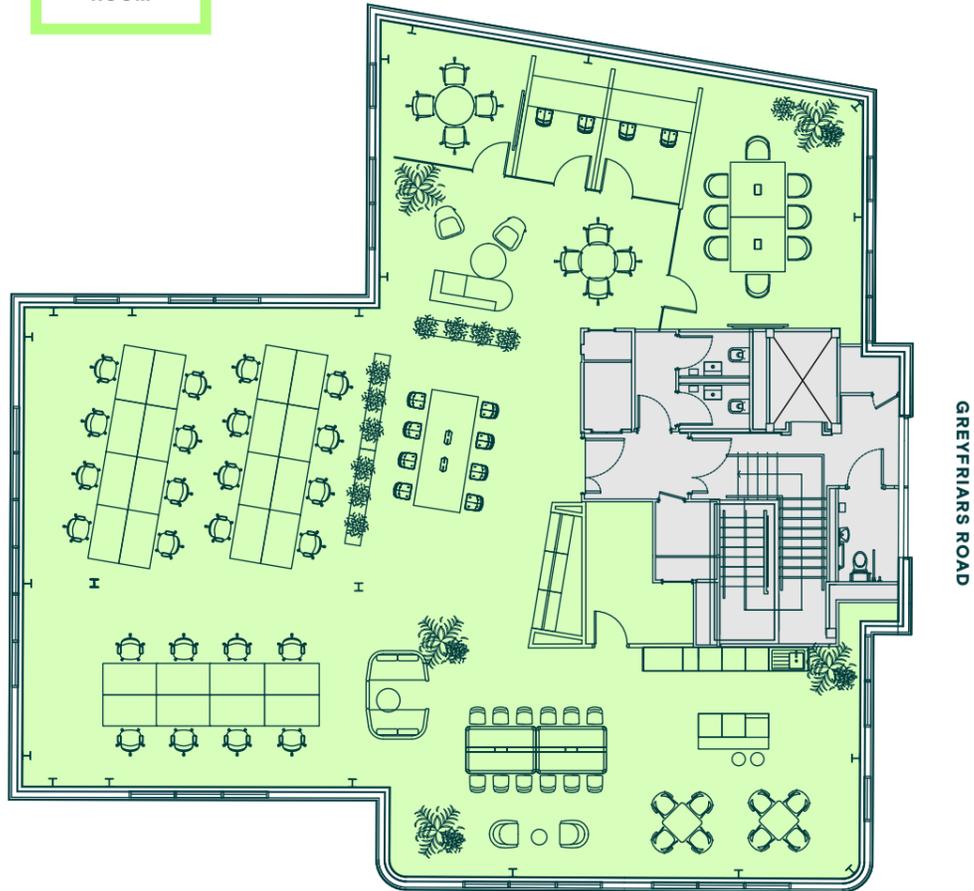
Plans and areas for indicative purposes only. Not to scale.
Subject to IPMS3 measurement.

CURRENT LAYOUT

ALTERNATIVE LAYOUT

- 24 OPEN PLAN DESKS
- 8 PERSON MEETING ROOM
- 4 PERSON MEETING ROOM
- 8 AGILE DESKS
- INFORMAL MEETING AREA
- 2 ZOOM ROOMS
- KITCHEN BREAKOUT AREA
- COMMS ROOM

- 36 OPEN PLAN DESKS
- 8 PERSON MEETING ROOM
- 4 PERSON MEETING ROOM
- INFORMAL MEETING AREA
- 2 ZOOM ROOMS
- KITCHEN BREAKOUT AREA
- COMMS ROOM



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**

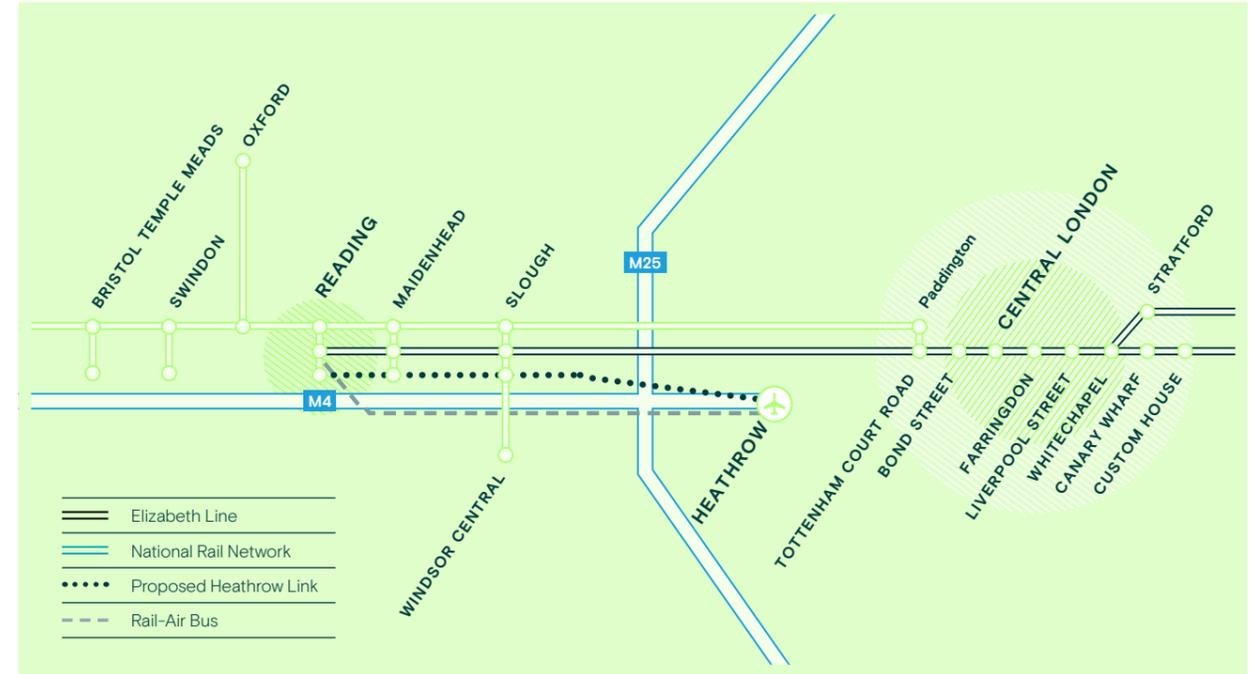
4TH
HIGHEST START-UP RATE IN THE UK***

13
OF THE WORLD'S TOP 30 BRANDS ARE HERE

LOCAL OCCUPIERS



* 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 is soon to open fully – 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

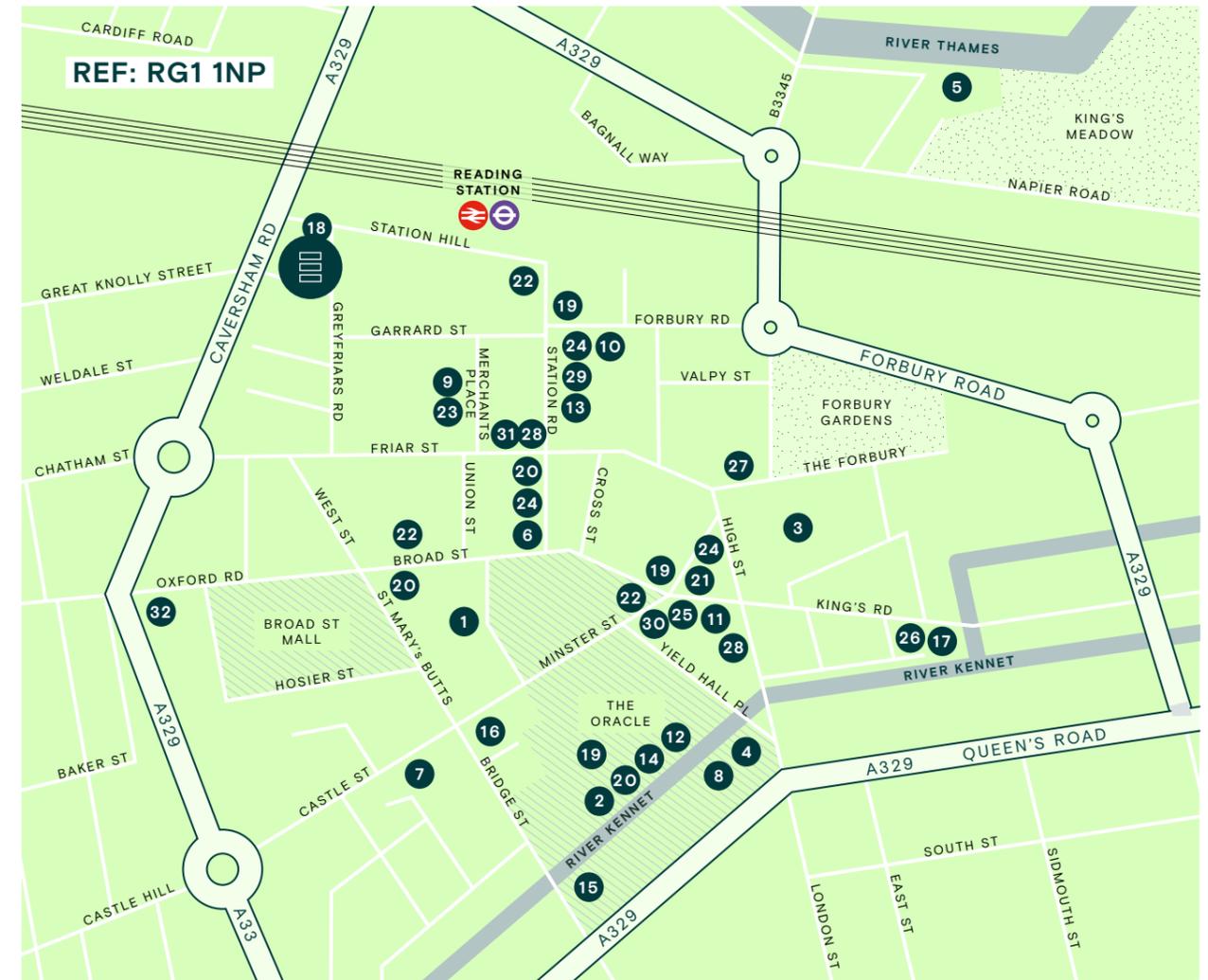
| | |
|----------------|-----------|
| M4 (J11) | 3.5 miles |
| M4 (J12) | 5 miles |
| M4 (J10) | 5.5 miles |
| Bracknell | 12 miles |
| M3 (J3) | 16 miles |
| Basingstoke | 17 miles |
| Maidenhead | 19 miles |
| Slough | 23 miles |
| M25 (J15) | 24 miles |
| Oxford | 26 miles |
| Heathrow | 27 miles |
| 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/LEISURE

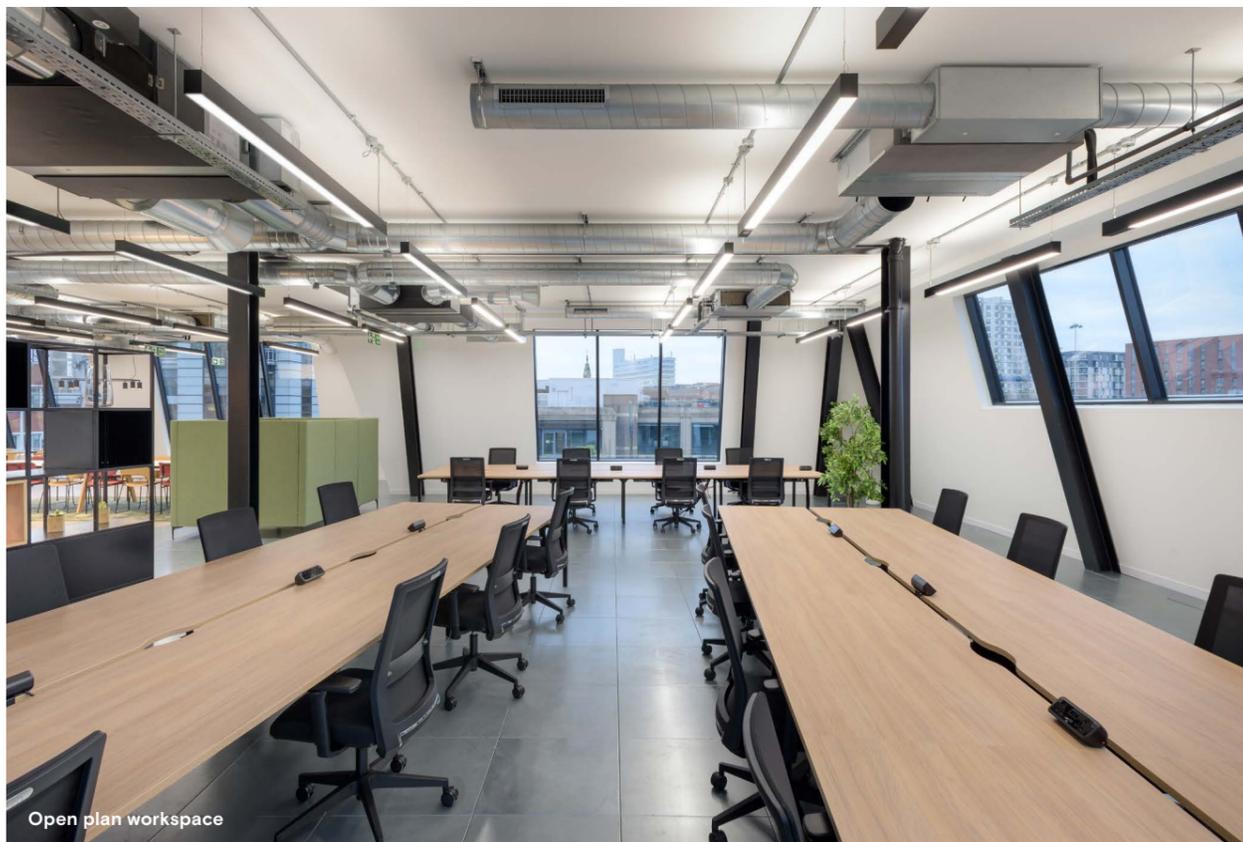
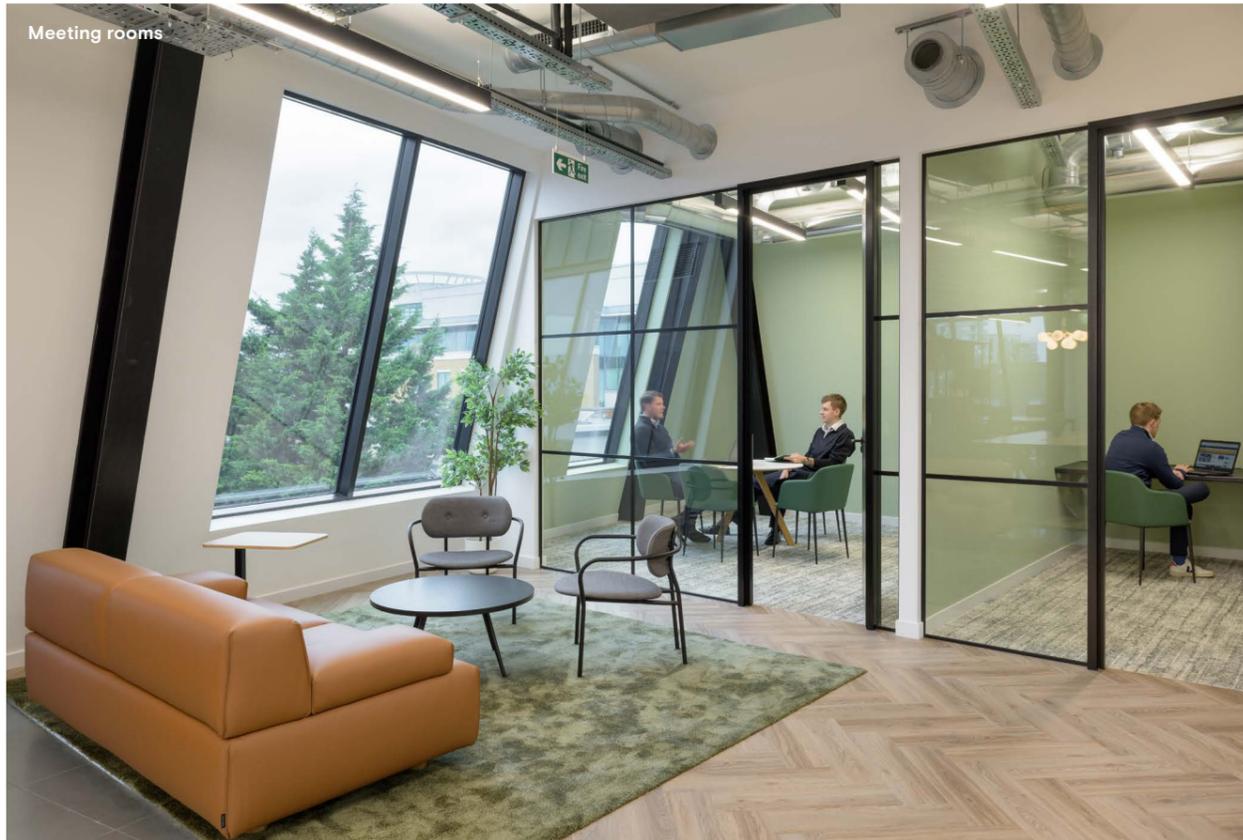
- 01 Bill's
- 02 Café Rouge
- 03 Carluccio's
- 04 Côte Brasserie
- 05 Thames Lido
- 06 Itsu
- 07 BrewDog
- 08 Miller & Carter
- 09 Milk
- 10 The Oakford Social
- 11 Pho
- 12 Pizza Express
- 13 Revolution
- 14 Slug & Lettuce
- 15 Wagamama
- 16 Zero Degrees
- 17 Zizzi
- 18 The Greyfriar of Reading

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



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 terrace.
- 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.

Viewings

Strictly through the joint sole letting agents.

Terms

Upon application.

Contact



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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. January 2026.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london

THEBRICKWORKSREADING.COM

SAT NAV: RG1 1NP
WHAT THREE WORDS:
///PASTA.FALLEN.JAZZY

