78% LET

Last few floors remaining



STATION HILL

READING

THE ONE

STATION HILL

Welcome to the workplace of the future.

ONE Station Hill provides over 275,000 sq ft of best-in-class workspace in an iconic design-led building, directly opposite Reading Station.

Arranged over lower ground, ground and fifteen upper floors, ONE Station Hill sits within a new curated district and provides the ultimate platform for companies to win the war-for-talent, as well as provide for the highest standards of wellbeing.

BCO Commercial Workplace of the Year 2025

BCO

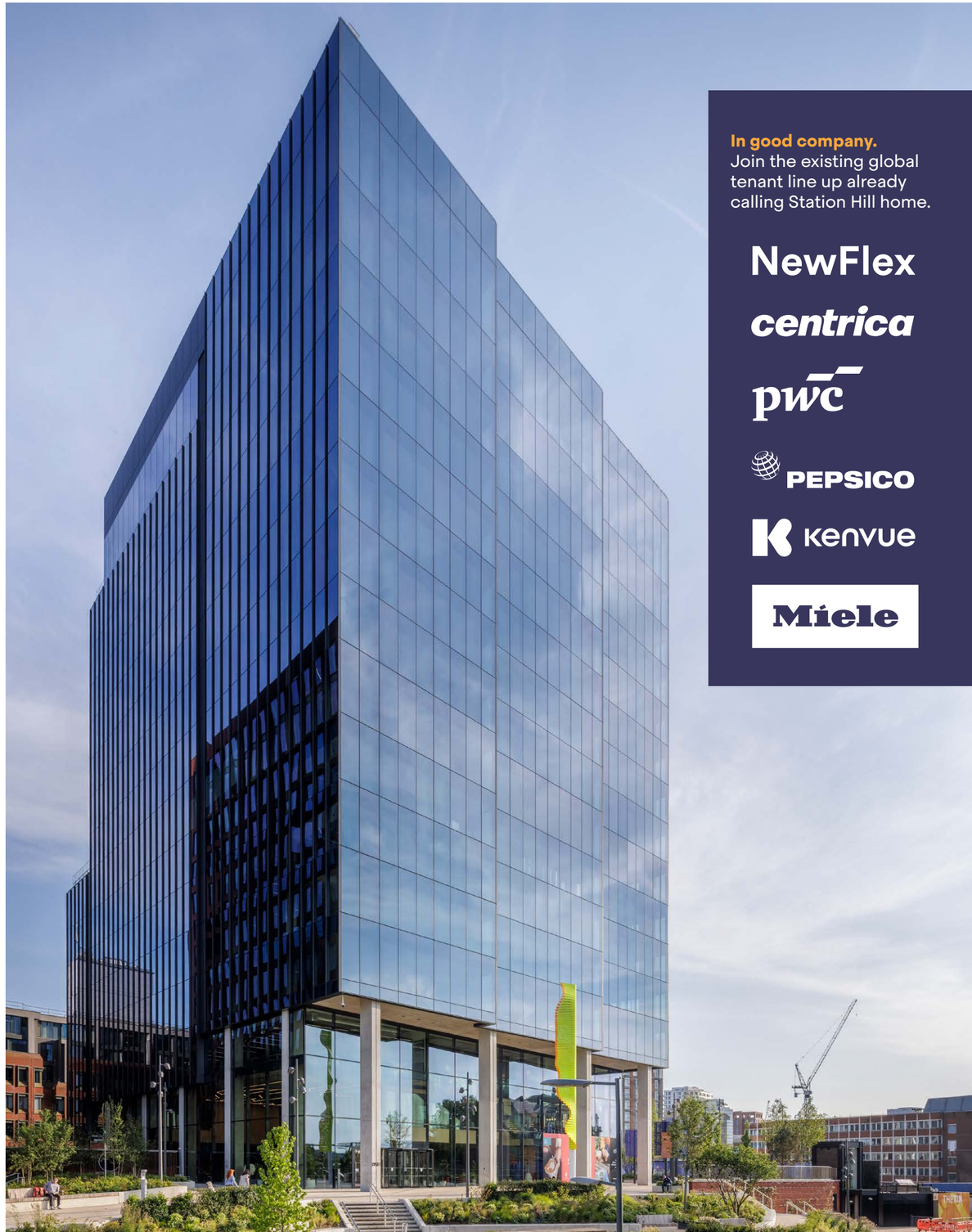
NATIONAL WINNER

Best New Commercial Development of the Year 2025

CoStar

DEAL OF THE YEAR

- **BREEAM: Outstanding**
- **NABERS 4.5-star rating**
- **Incredible views and natural light**
- **All-electric building / Air source heat pumps**
- **Private terrace on 15th floor**
- **Amenity rich 24/7 environment**
- **Soft spots for vertical integration**
- **Future proofed smart building tech**
- **WELL platinum and ActiveScore platinum**
- **Rooftop lounge and terrace**
- **Net Zero Carbon in operation**
- **Opposite station – 24 mins to Paddington**
- **Best-in-class end of journey facilities**
- **EPC: A**
- **3.6 to 5.1m floor to ceiling heights**
- **1:2,000 Sq ft parking (+ 5,500 public spaces)**
- **Exclusive free-to-end-user tenant gym**



In good company.
Join the existing global tenant line up already calling Station Hill home.

NewFlex
centrica
pwc
PEPSICO
kenvue
Miele



RECEPTION

STATION HILL

FIFTEEN LOUNGE

FIFTEEN TERRACE


STATION HILL
READING
100–350,000 SQ FT
PRE-LET OPPORTUNITY





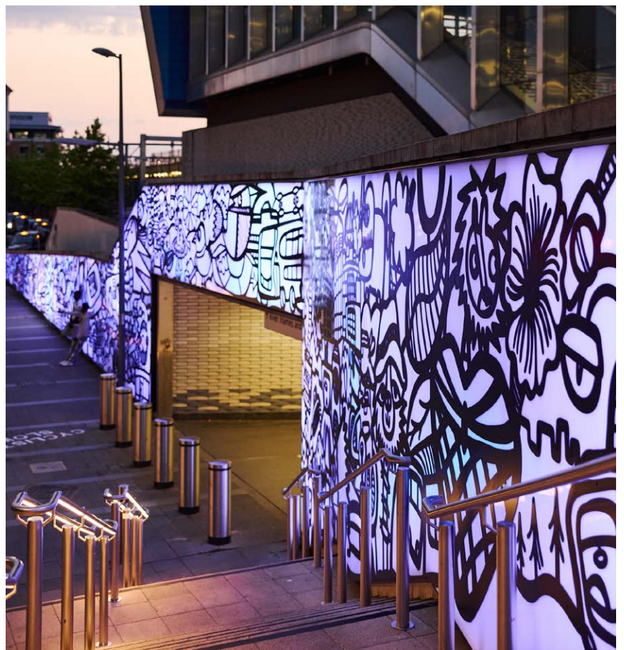


PRIME TIME





STATION HILL



Welcome to Station Hill, a vibrant new destination and a thriving new hub for community, lifestyle, and business. From unique food and drink destinations to a lively town square hosting year-round events, there's always something happening.





STATION HILL

Workspace

625,000 SQ FT (58,065 SQ M)

TWO Station Hill

100–350,000 SQ FT PRE-LET OPPORTUNITY

Retail, leisure and F&B

95,000 SQ FT (8,825 SQ M)

Homes

1,300 RESIDENTIAL UNITS

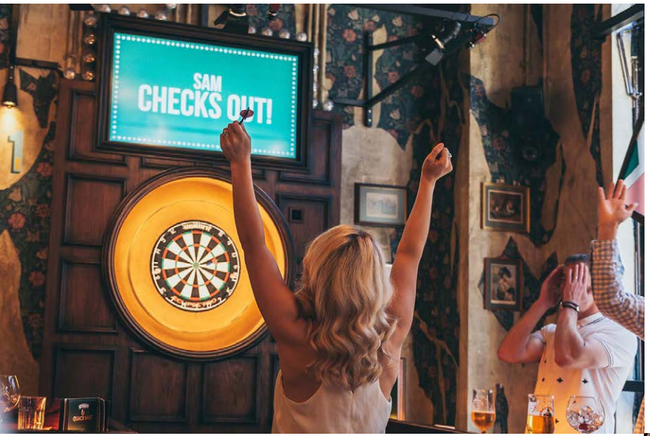
Activated public realm

2 ACRES

Car parking

UP TO 500 SPACES

Wined & dined.



FLIGHT CLUB
SOCIAL DARTS

Flight Club is bringing its tech-infused darts experience to ONE Station Hill. Blending multiplayer games, instant scoring, cocktails and shareable plates, it promises a fresh mix of socialising and competition.



SIREN
CRAFT BREW

Siren Craft Brew opened their flagship bar in the heart of Station Hill in 2024, offering their signature craft beers, casual dining and Sunday roasts.

かわいい
KAWAII

A new concept restaurant from the renowned Japanese eatery, Osaka, is set to open on the ground floor of ONE Station Hill in 2026.





notes
COFFEE ROASTERS & BAR

Notes Coffee Roasters and Bar has opened their first café outside of London on the ground floor of ONE Station Hill in 2025.

COFFEE CO
1650
Classic Origins, Timeless Taste

Independent artisan coffee house 1650 Coffee Co is opening a new venue at Station Hill. The café will serve expertly crafted coffees, premium teas, smoothies and fresh pastries, alongside locally sourced artisan produce. With coffee-inspired cocktails and an inviting atmosphere, it's set to become an all-day hub for residents, commuters and visitors alike.

ANGELO'S

Angelos brings modern Italian dining to Station Hill, blending traditional southern-Italian flavours with a contemporary twist. Serving breakfast, coffee, relaxed lunches, and à la carte dinners with fine wines, the venue transitions seamlessly from café to restaurant and deli, showcasing seasonal produce and Italian specialties.



Ebb&Flow

STATION HILL

Find your perfect apartment in Reading.

Serviced apartments

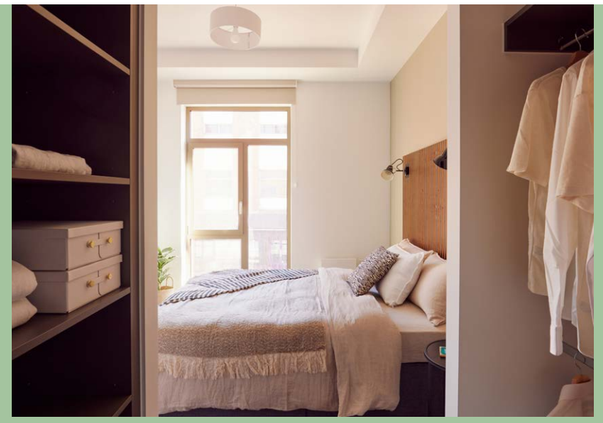
ebb&flow at Station Hill are a duo of service-led high specification apartment buildings offering a range of studio, 1, 2, & 3 bed apartments to rent. These can be made available on traditional Assured Shorthold Tenancies (ASTs), corporate lease, or a serviced apartment basis to suit requirements.

ebb-and-flow.co.uk



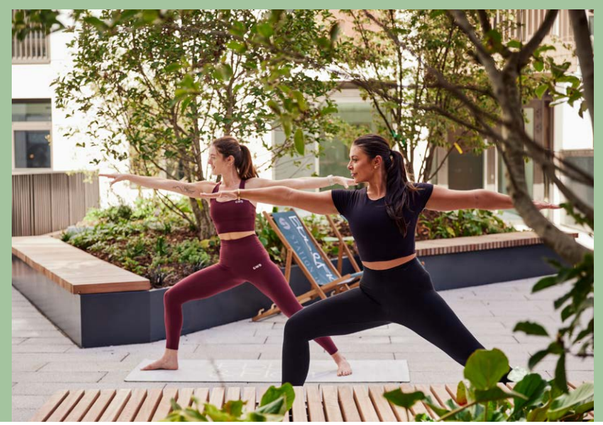
1 bed apartment layout













RECEPTION

Sustainable excellence.

We are committed to delivering sustainable places generating wide ranging, long term benefits to all stakeholders; enhancing value, protecting assets, and generating an environment which promotes wellbeing and productivity.

We are following the UKGBC's Net Zero Carbon Buildings Framework which will enable you to achieve your goals of net zero emissions across all operations and 100% renewable electricity.

BREEAM®

UK GBC

NABERS 4.5-star rating

EPC: A

All-electric building / Air source heat pumps

Net Zero Carbon in operation

8% lower emissions than comparable Grade A office stock

20% more efficient lighting than BCO standards

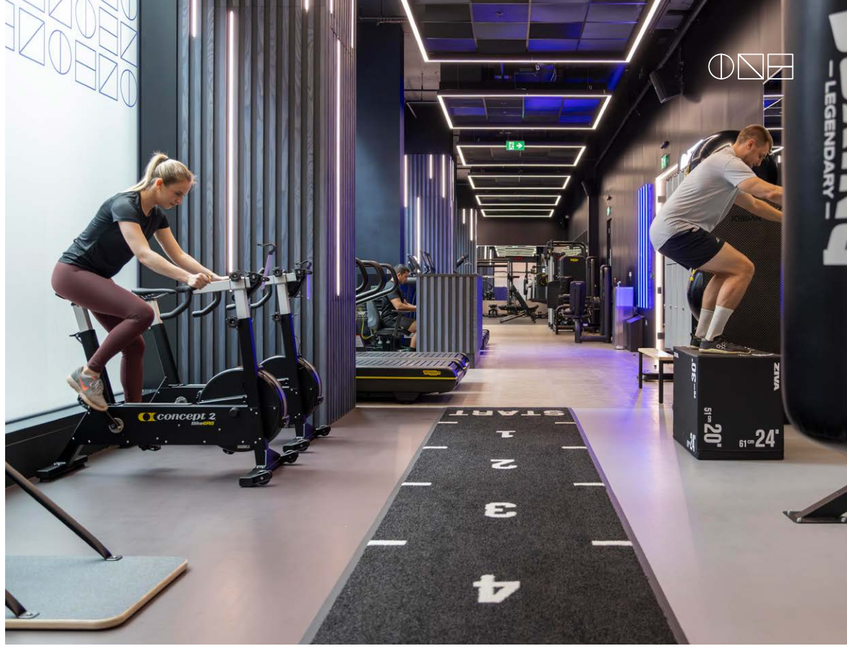
10% more efficient glazed façade than BCO standards

Provision for future heat network integration







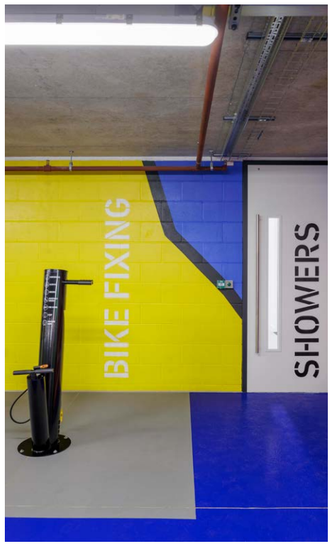


PERFECT SHAPE

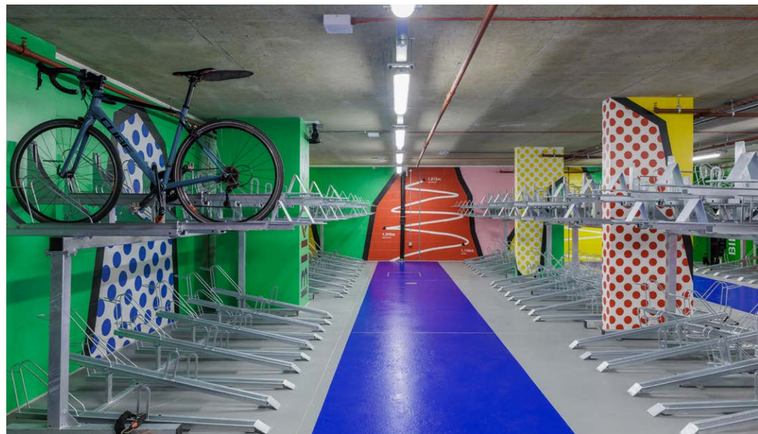


STATION HILL





ONE Station Hill provides the highest quality facilities to ensure your employees don't stress the small stuff, but focus on the things that matter.



Well cared for.

ONE Station Hill sits at the heart of Station Hill's diverse, eclectic and inclusive community.

- **Fully equipped gym and studio with Technogym machines**
- **Generous showering and changing facilities**
- **Secure cycle parking and maintenance hub**
- **Ventilation performance – air change of 12 litres / person every second**
- **Rooftop yoga and fitness classes**
- **Amenity rich 24/7 environment**
- **NABERS 4.5-star rating**

WELL PLATINUM

ACTIVE SCORE PLATINUM

CYCLE FRIENDLY EMPLOYER CyclingUK GOLD

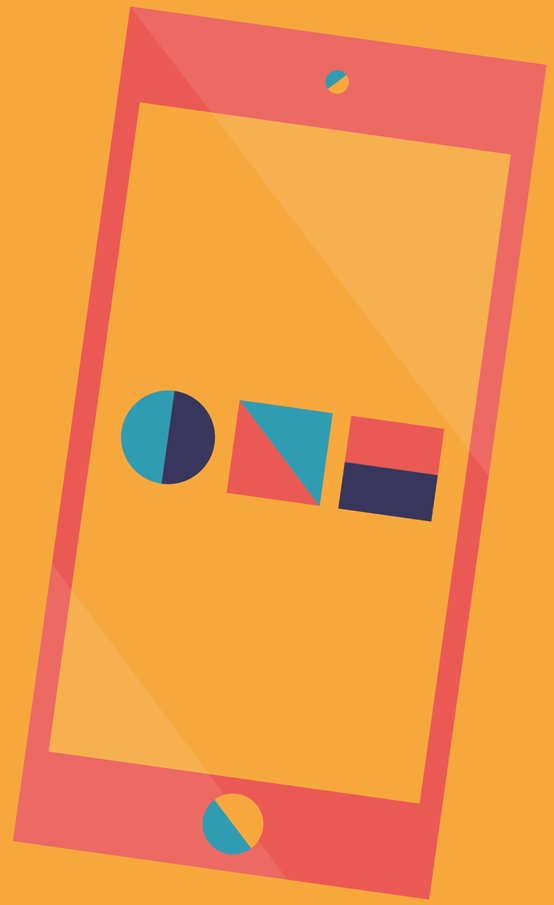
AirRated™



ONE Station Hill brings a lot of smarts to smart looking spaces.

Designed with Equiem, you will have the power to control your environment, actively reducing your carbon footprint as well as your running costs. And all at your fingertips.

SHOW OFF



- **Contactless entry**
- **Climate control**
- **Pre-order food to avoid queues**
- **Lift destination control**
- **Lighting control**
- **All-electric building / Air source heat pumps**
- **Occupancy analysis**
- **Desk / meeting room booking with real-time availability**
- **Visitor management**

EQUIEM

WIRED SCORE PLATINUM



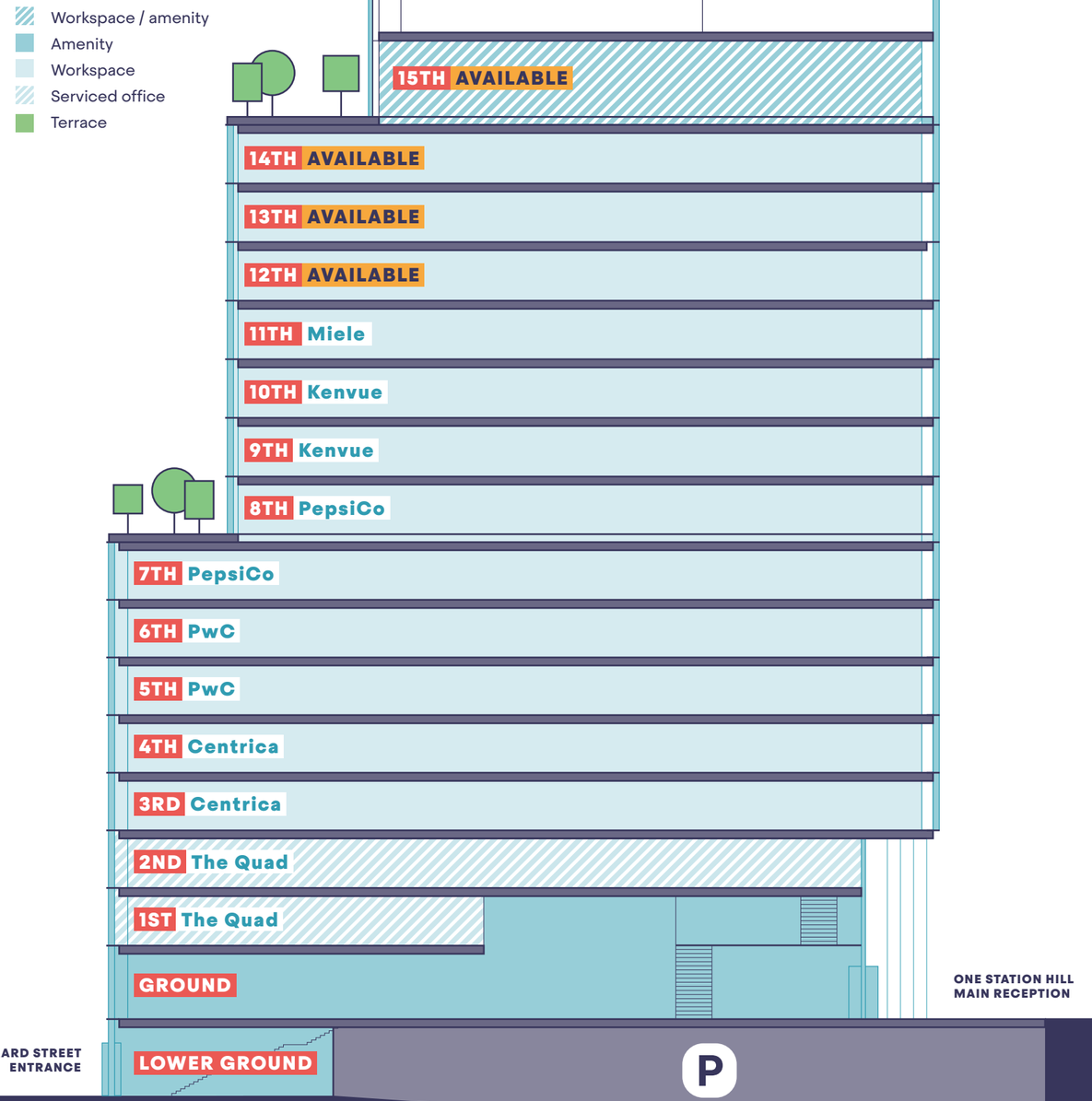
ONE Station Hill offers statement office spaces, built with only the best in mind.

From flexible co-working spaces to on-site gym, private terraces and so much more – ONE Station Hill is more than just somewhere to work.

Schedule of accommodation

FLOOR	USE	IPMS3 SQ M	IPMS3 SQ FT
15TH	FIFTEEN lounge & terrace Available Plus private terrace	571 928 69	6,149 9,991 743
14TH	Available	1,662	17,886
13TH	Available	1,664	17,912
12TH	Available	1,662	17,890
11TH	Miele	1,662	17,890
10TH	Kenvue	1,607	17,299
9TH	Kenvue	1,606	17,291
8TH	PepsiCo Private terrace	1,605 361	17,271 3,884
7TH	PepsiCo	1,949	20,980
6TH	PwC	1,950	20,989
5TH	PwC	1,950	20,987
4TH	Centrica	1,949	20,980
3RD	Centrica	1,950	20,991
2ND	The Quad – Serviced office	1,683	18,111
1ST	The Quad – Serviced office	1,279	13,769
GROUND	Main reception Notes, Kawaii & Flight Club	524 1,247	5,640 13,426
LOWER GROUND	Reception Fitness club Cycle store / Showers	50 170 390	538 1,830 4,200
TOTAL AVAILABLE WORKSPACE		5,916	63,679

Section

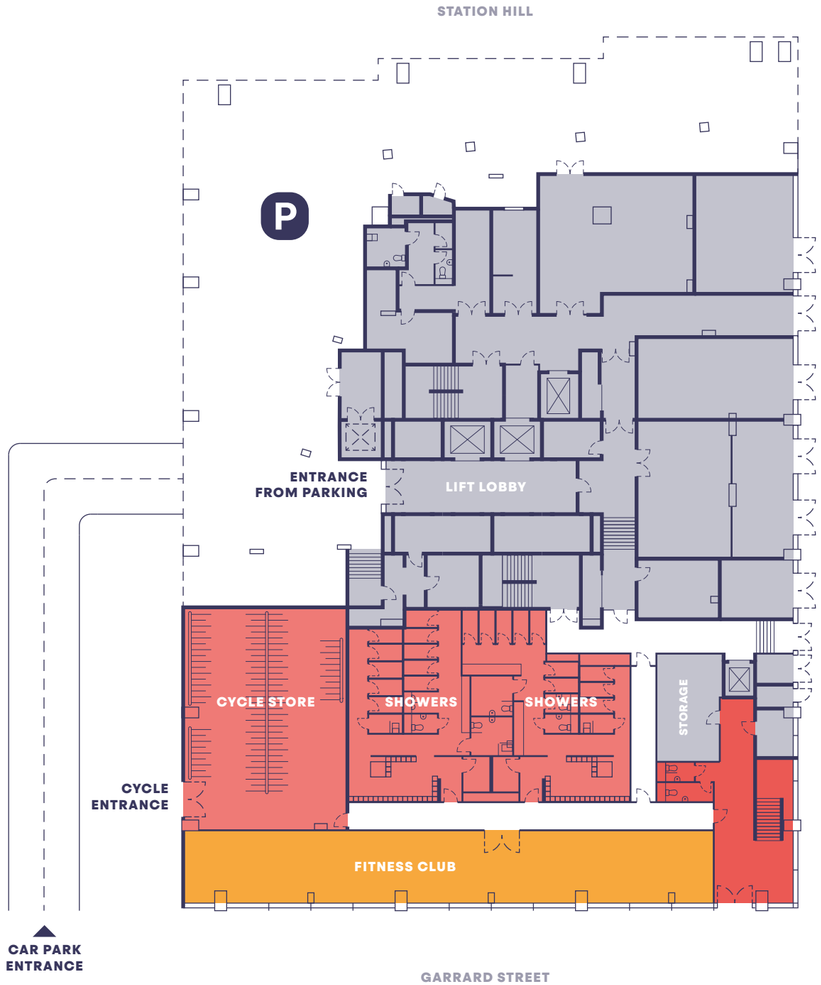


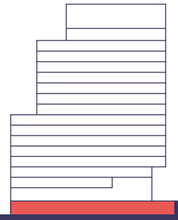
LOWER GROUND FLOOR

RECEPTION	50 SQ M / 538 SQ FT
FITNESS CLUB	170 SQ M / 1,830 SQ FT
CYCLE STORE/SHOWERS	390 SQ M / 4,200 SQ FT

N

CAR PARKING
1:2000
SQ FT





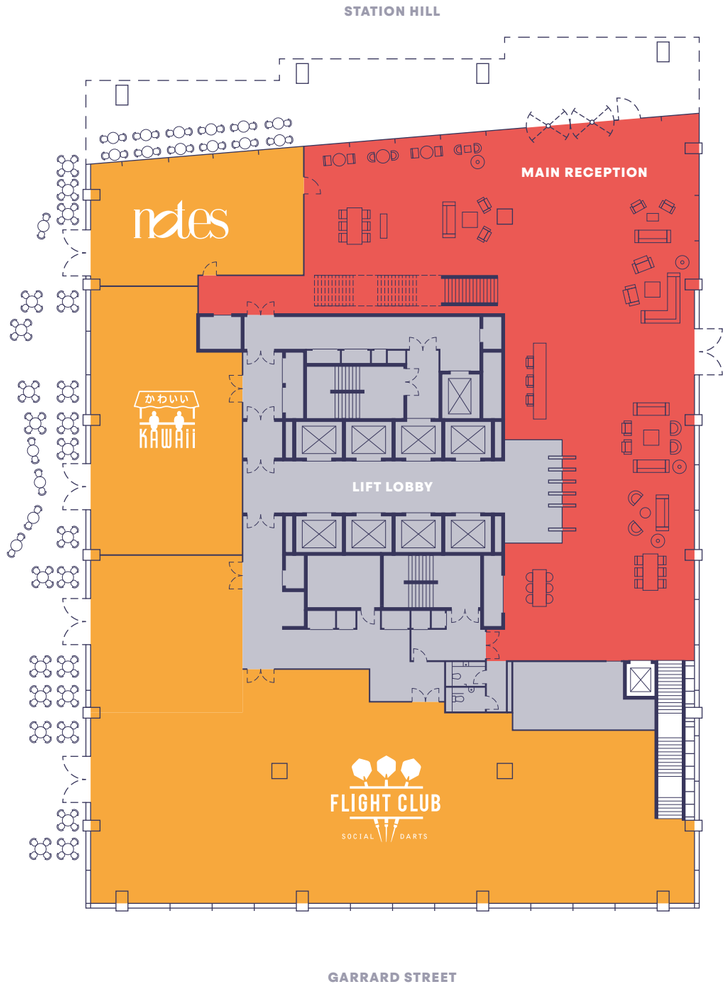
PLAN NOT TO SCALE – INDICATIVE PURPOSES ONLY.
ALL AREAS ARE IPMS3

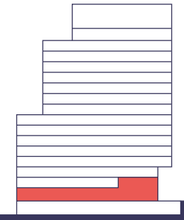
GROUND FLOOR

MAIN RECEPTION	524 SQ M / 5,640 SQ FT
RETAIL / F&B / LEISURE	1,247 SQ M / 13,426 SQ FT

N

RECEPTION FLOOR TO CEILING
8.32m





PLAN NOT TO SCALE – INDICATIVE PURPOSES ONLY.
ALL AREAS ARE IPMS3

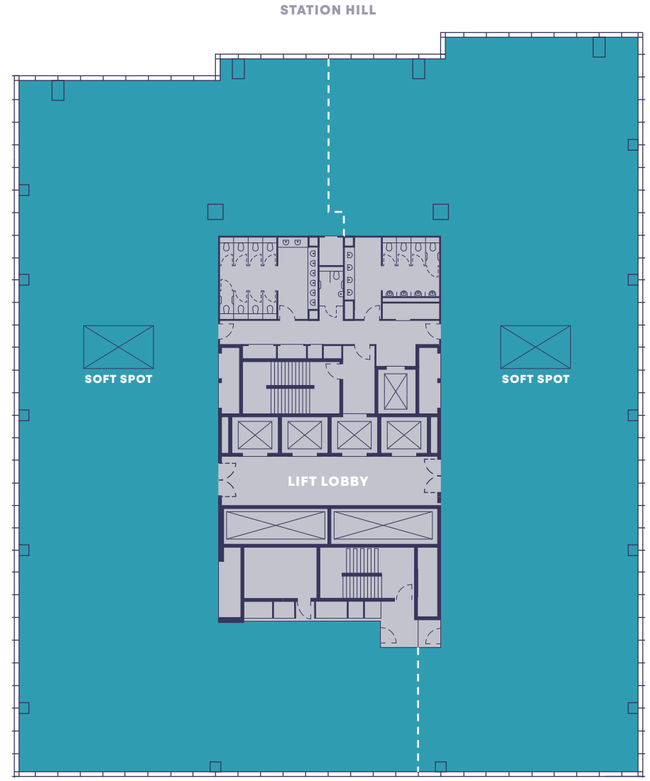
THE QUAD – SERVICED OFFICE



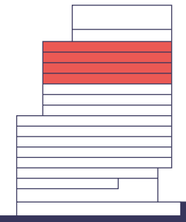
STATION HILL

ELEVENTH – FOURTEENTH FLOORS

WORKSPACE	**c. 1,662 SQ M / 17,894 SQ FT**
---	**POTENTIAL FLOORPLATE SUBDIVISION**

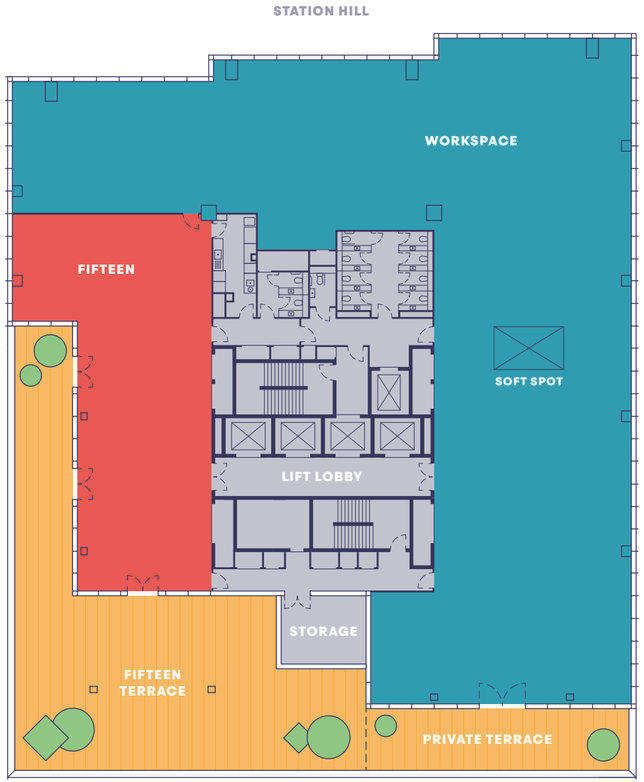


PLAN NOT TO SCALE – INDICATIVE PURPOSES ONLY.
ALL AREAS ARE IPMS3



FIFTEENTH FLOOR

WORKSPACE + PRIVATE TERRACE	928 SQ M / 9,991 SQ FT + 69 SQ M / 743 SQ FT
FIFTEEN LOUNGE & TERRACE	571 SQ M / 6,149 SQ FT



N

FLOOR TO CEILING
5.13m

PLAN NOT TO SCALE – INDICATIVE PURPOSES ONLY.
ALL AREAS ARE IPMS3


FIFTEEN LOUNGE

STATION HILL

FIFTEEN TERRACE

FIFTEEN LOUNGE







Hungry, hungry hipsters.

Reading's vibrant and energetic centre caters for all tastes and trends throughout the day and night.

It provides the amenities that Reading's dynamic population deserves. A mixture of fine dining, cocktail bars and street food make for an interesting and diverse culinary landscape.











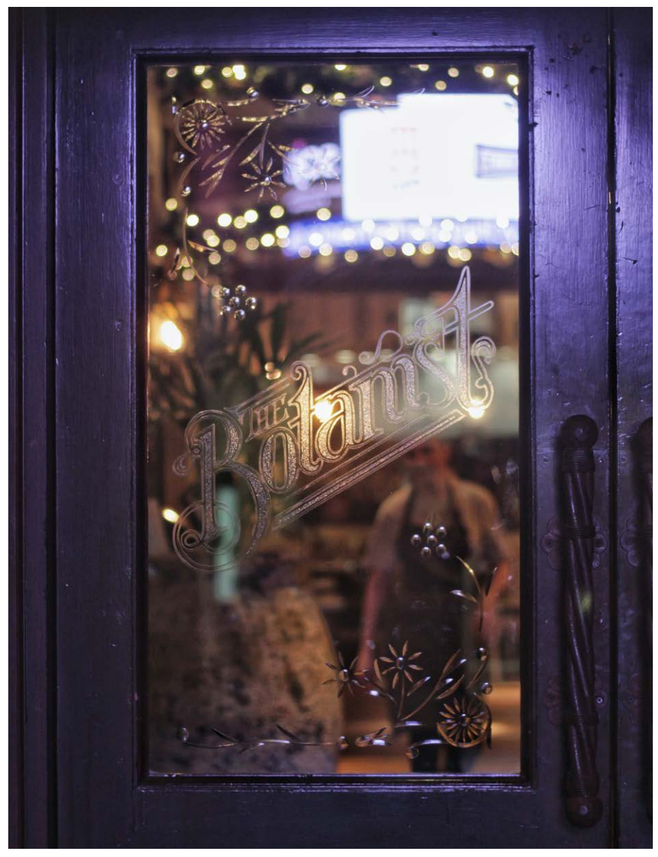














STATION HILL

Pitch perfection.

HOTELS
- 01 The Roseate
- 02 Ibis Hotel
- 03 Malmaison

LEISURE
- 04 Harris Shopping Arcade
- 05 The Hexagon Theatre
- 06 The Oracle Shopping Centre
- 07 Street Food Market
- 08 Vue Cinema

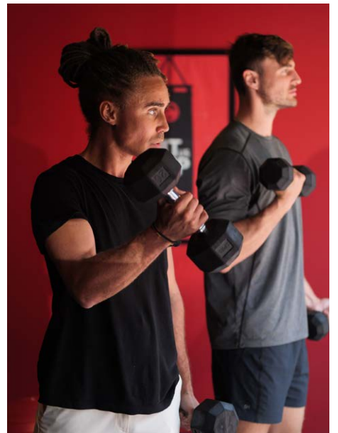
OUTSIDE SPACES
- 09 Abbey Ruins
- 10 Christchurch Meadows
- 11 Forbury Gardens
- 12 King's Meadow

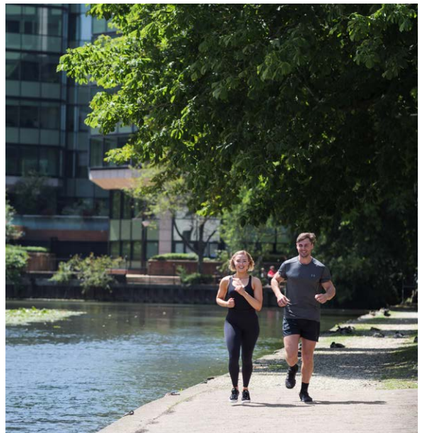
FITNESS
- 13 Buzz Gym
- 14 Unleashed Performance
- 15 Thames Lido

BARS & RESTAURANTS
- 01 Blue Collar Food
- 02 Miller & Carter
- 03 The Reading Room
- 04 Cosy Club
- 05 Las Iguanas
- 06 Lola Lo
- 07 London Street Brasserie
- 08 Marugame Udon
- 09 Côte
- 10 Oakford Social Club
- 11 Osaka
- 12 Chez Mal
- 13 Royal Tandoori
- 14 Spinners
- 15 The Cocktail Club
- 16 Three Guineas

COFFEE SHOPS / CAFÉS
- 17 C.U.P.
- 18 Lincoln Coffee House
- 19 YayLo
- 20 Picnic Foods
- 21 Shed
- 22 Whittington's Tea Barge
- 23 Nibsy's

RG1 1LN
///LUCKY.BIDS.BRAVO





4.4M

people of working age within 60 minutes of Reading by public transport

(CACI)

Ranked in the top 5 UK cities for good economic growth

(Demos-PwC Good Growth for Cities Index report)

Reading voted one of the best places for young adults to live and raise a family

(Compare the Market)

2nd

Reading ranked 2nd best place to live and work in the UK, of the largest 36 economic areas

(Demos-PwC)

Fastest growing economy in the Thames Valley over the last 20+ years

(EY's Economic Forecast 2025)

Work like a charm.

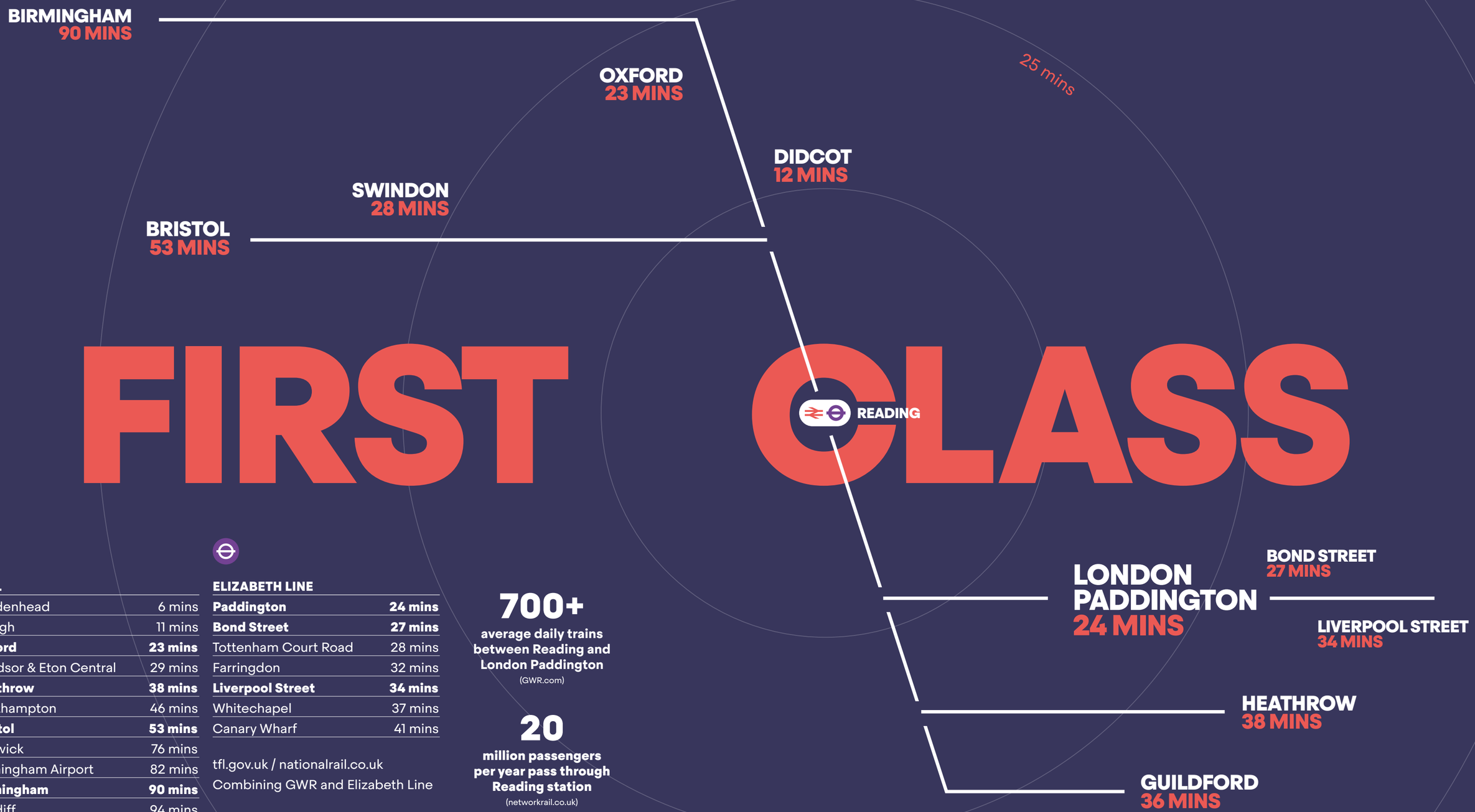
With over 15,000 businesses choosing to be in Reading from start-ups to some of the world's strongest brands, it's already known as one of the most established centres for business in the world, particularly within the fields of science and technology.

It ticks all the boxes of what all businesses need, from its capital connection and access to Heathrow, to skilled workforces and true urban amenities.

Along with the major players, start-ups are prevalent, innovating and pushing boundaries across various fields and creating opportunities for the future.

READING BUSINESS OCCUPIERS INCLUDE:

BARCLAYS	BAYER	BDO	AWE NUCLEAR SECURITY TECHNOLOGIES
CISCO	Deloitte.	Environment Agency	ERICSSON
EY	Grant Thornton	hp	HSBC
IQVIA	JACOBS	KPMG	Microsoft
NetworkRail	ORACLE	PEPSICO	pwc
Symantec	THALES	Thames Water	sse
kenvue	verizon	Virgin media	centrica



FIRST CLASS

RAIL	
Maidenhead	6 mins
Slough	11 mins
Oxford	**23 mins**
Windsor & Eton Central	29 mins
Heathrow	**38 mins**
Southampton	46 mins
Bristol	**53 mins**
Gatwick	76 mins
Birmingham Airport	82 mins
Birmingham	**90 mins**
Cardiff	94 mins

ELIZABETH LINE	
Paddington	**24 mins**
Bond Street	**27 mins**
Tottenham Court Road	28 mins
Farringdon	32 mins
Liverpool Street	**34 mins**
Whitechapel	37 mins
Canary Wharf	41 mins

tfl.gov.uk / nationalrail.co.uk
Combining GWR and Elizabeth Line

700+
average daily trains between Reading and London Paddington
(GWR.com)

20
million passengers per year pass through Reading station
(networkrail.co.uk)

STATION HILL

ROAD

M4 (J11)	3.5 miles	Slough	23 miles
M4 (J12)	5 miles	M25 (J15)	24 miles
M4 (J10)	6 miles	Oxford	26 miles
Wokingham	11 miles	Heathrow	27 miles
Bracknell	12 miles	Swindon	40 miles
Maidenhead	14 miles	Central London	41 miles
M3 (J3)	16 miles	Southampton	47 miles
Basingstoke	17 miles	Gatwick	56 miles
Newbury	21 miles	**maps.google.co.uk**	

Access all areas.

NATIONAL RAIL

WESTERN RAIL ACCESS TO HEATHROW (PROPOSED)

ELIZABETH LINE

MOTORWAY NETWORK

Birmingham and Manchester

Oxford

Didcot

M40

M25

Cardiff

Bristol

Swindon

Newbury

READING

Maidenhead

Taplow

Burnham

Slough

Hayes & Harlington

Ealing Broadway

Paddington

Bond St

Liverpool St

Canary Wharf

Winnersh Triangle

Wokingham

Egham

Staines

Clapham Junction

Waterloo

LONDON

M4

Windsor Central

Heathrow

M3

M25

Basingstoke

Guildford

Gatwick

Winchester

Southampton

STATION HILL

Summary specification

PLANNING GRID

– 1.5 x 1.5m

FLOOR HEIGHTS

– **Ground** = 4.52m floor to u/s soffit
5m floor-to-floor
– **Level 01–13** = 3.62m floor to soffit
4.1m floor-to-floor
– **Level 14** = 3.62m floor to soffit
4.5m floor-to-floor
– **Level 15** = 5.13m floor to u/s soffit
6m floor-to-floor

SUSTAINABILITY

– 8% lower emissions than comparable Grade A office stock
– 10% more efficient glazed façade than BCO standards
– All-electric building / Air source heat pumps
– 20% more efficient lighting than BCO standards
– Smart building technology ready
– Provision for future heat network integration
– Net zero carbon in operation

TARGETED CERTIFICATIONS

– BREEAM UK 2018 New Construction Commercial: 'Office Shell Excellent' + 'Tenant fit-out Outstanding' = BREEAM Outstanding
– WiredScore 'Platinum'
– ActiveScore 'Platinum'
– WELL Score 'Platinum'
– AirRated Score 'Platinum'
– EPC rating 'A'

OCCUPANCY

– 1 person / 8 sq m (86 sq ft)

LIFTS

– 8 26-person destination-controlled lifts
– 1 Goods lift
– 1 Accessible Platform lift

AIR MOVEMENT PERFORMANCE

– Offices and reception areas: up to 12 litres/second/person
– WCs, showers and changing: 10 air changes per hour



LEVEL 15

WCs

– WCs (Superloos for FIFTEEN) = 2
– Superloos = 8
– Accessible = 1

LEVEL 14 – 08

WCs

– Female = 8
– Male = 4 WCs / 4 urinals
– Accessible = 1

LEVEL 07 – 03

WCs

– Female = 8
– Male = 6 WCs / 6 urinals
– Accessible = 2

LEVEL 02 & 01

WCs

– Superloos = 12
– Accessible = 1

Level 01 meeting room

– Approx. 18-person meeting room

GROUND LEVEL

– WCs (Superloos) = 2
– Turnstiles = 4 standard + 1 accessible

LOWER GROUND LEVEL

Cycle Room

– Bike numbers = 194
(two-tier and folding bike numbers)
– Mobility Scooter spaces = 3
(with 3 charging points)
– Lockers = 30

Female Changing Room

– Lockers = 96
– Showers = 11 + 1 Accessible
– WCs = 2 + 1 Accessible

Male Changing Room

– Lockers = 93
– Showers = 11 + 1 Accessible
– WCs = 1 + 2 urinals and 1 Accessible

Drying Room

Gym

– Capacity = 60 maximum occupancy

Waste Room

– Bins = 31 (Office & Retail)

Post Room

– 27 sq m (291 sq ft)

Car Parking

– Up to 500 spaces



Like ONE Station Hill, only bigger!

100–350,000 sq ft pre-let opportunity.



Car parking at ONE Station Hill.

Car park access off Garrard Street
via Greyfriars Road only.

STATION HILL
READING



A DEVELOPMENT BY

Lincoln mgt Investment Management

ARCHITECTS

Gensler

LANDSCAPE ARCHITECT

LDĀDESIGN

MASTERPLAN / PODIUM ARCHITECT

ARCADIS

FURTHER INFORMATION

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