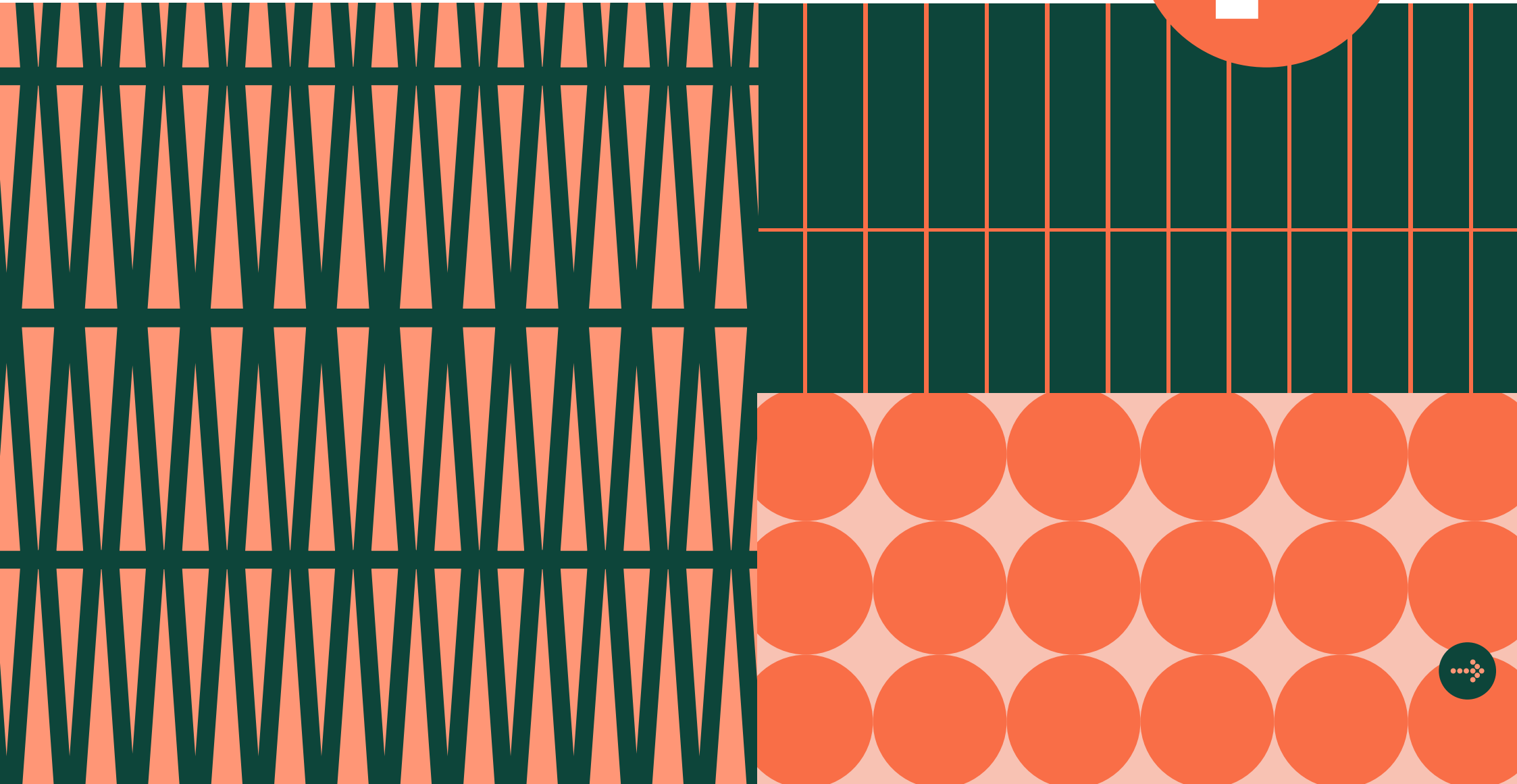


r+
Reading



Contents



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Overview

Hello again.

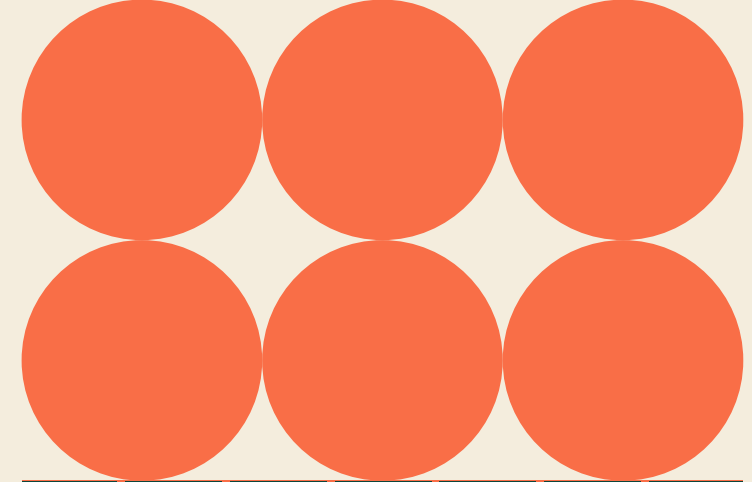
R+ is ready to welcome a
tenant on our newly available
ground floor.

Overview

Wellbeing

Impact Working

Sustainability





**7,750 –
16,071 sq ft
of workspace
currently
available**



Overview Reception

**Come
on in.**

The r+ reception & business lounge provides a warm welcome and sense of belonging.



Business lounge

Overview

More than you imagined.

Owned and managed by the highly regarded Oval Real Estate, r+ offers up to 16,000 sq ft of 'Best in Class', aspirational workspace in the heart of Reading town centre.



Building reception



Building entrance

Always number one.

r+ takes care of its occupiers and guests with an unrivalled arrival/departure experience.



Opposite Reading's
Crossrail Station



Double height reception
and onsite concierge



Ground floor
business lounge



Quality end of
journey facilities



68 secure
bike spaces



Communal coffee
facilities



Break out.

The business lounge is the perfect space to collect your thoughts or welcome clients.



Business lounge

Wellbeing End of Journey Facilities



Shower and changing facilities



Secure bike spaces





Consciously aware.

We know ESG credentials and sustainability is at the forefront of businesses minds. We've got it covered.



BREEAM
'Excellent' Rating



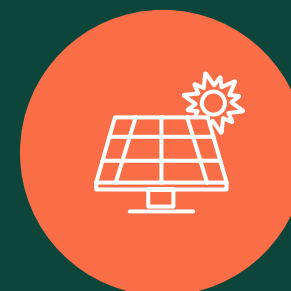
EPC A
'A24' Rating



Real Living
Wage employer



Tenant digital
portal and app



Roof mounted
solar panels



All electricity from
100% renewable source



Electric car
charging points



Energy efficient
LED lighting



Multi-model, sustainable
location, directly opposite
Reading Crossrail Station



The Space

Step forward.

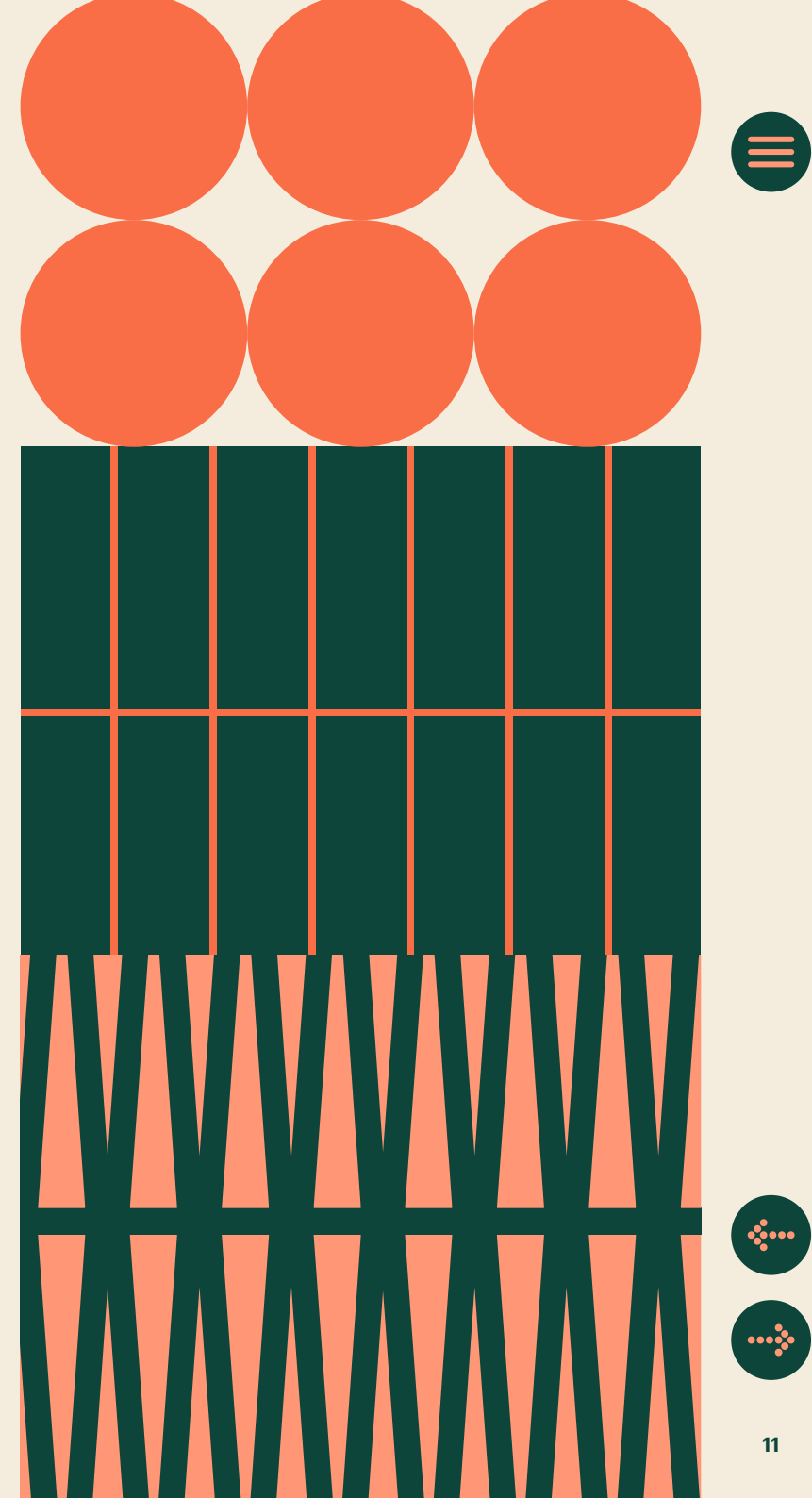
r+ gives you a workspace to keep you ahead of your competition. The high specification at r+ means you can keep things running smoothly 24/7.

Summary Specification

Accommodation

Floor Plans

r+ Reading



The Space

Summary Specification



Barrier controlled
access in reception



4 x 13 person
passenger lifts



Goods lift between lower
ground and ground floor



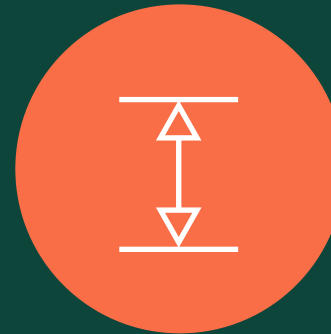
VRF
air conditioning



1:10 sq m occupational
density with 1.5m planning grid



Raised access
floor 125mm

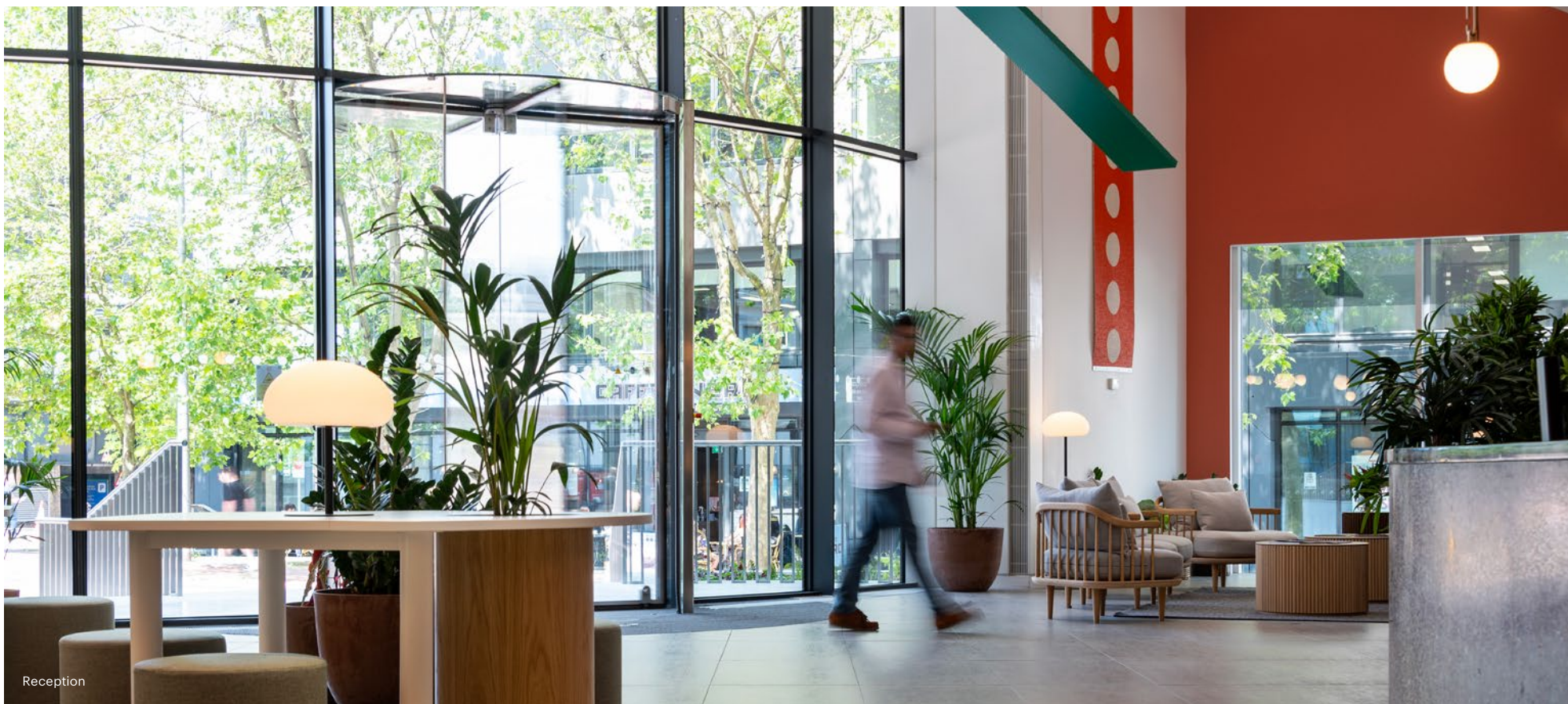


2.7m floor to
ceiling height



7 on-site car parking spaces
at a ratio of 1:2,295 sq ft





Reception

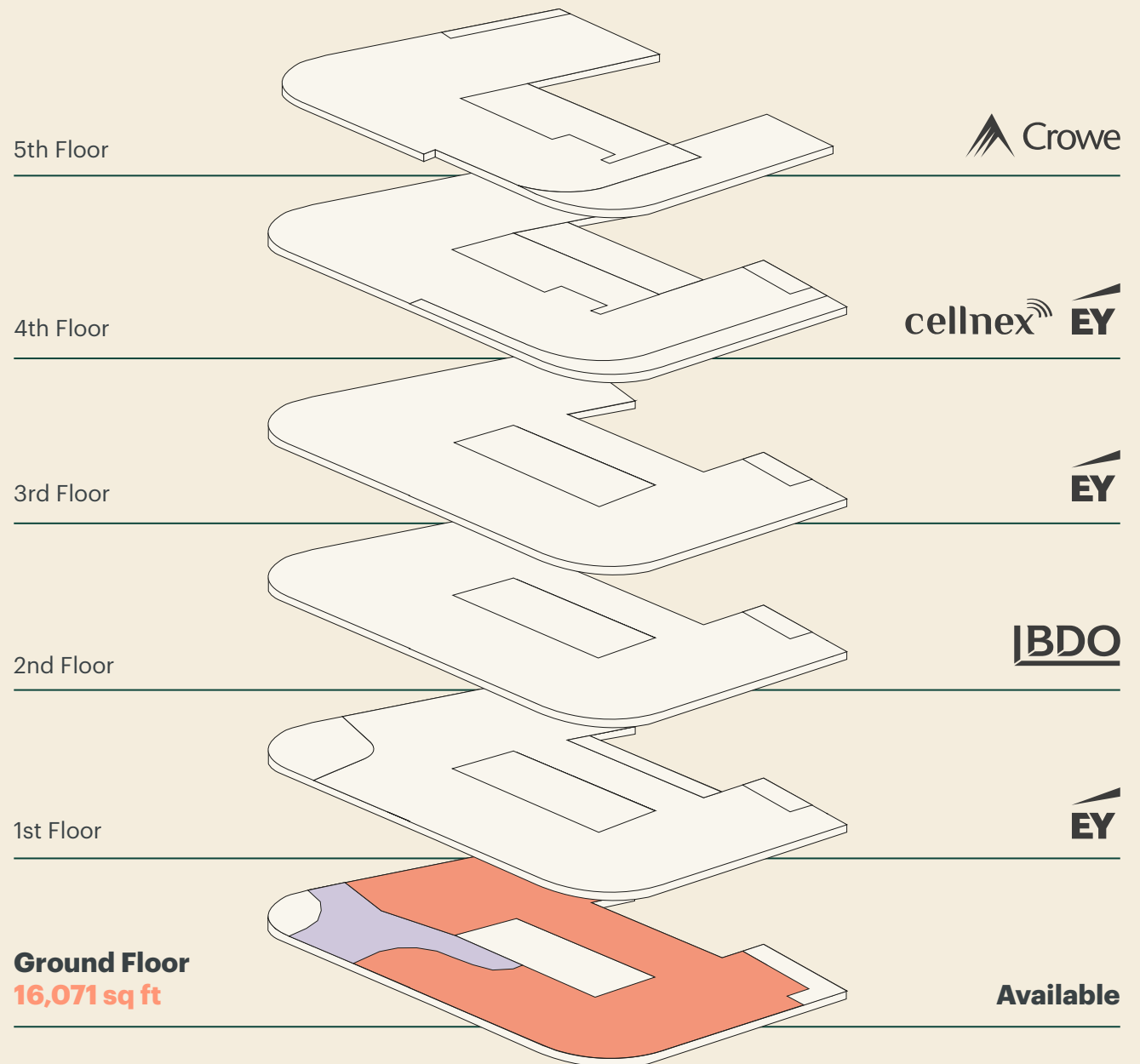


Reception finishes



Electric car charging point

Accommodation Stacking Plan

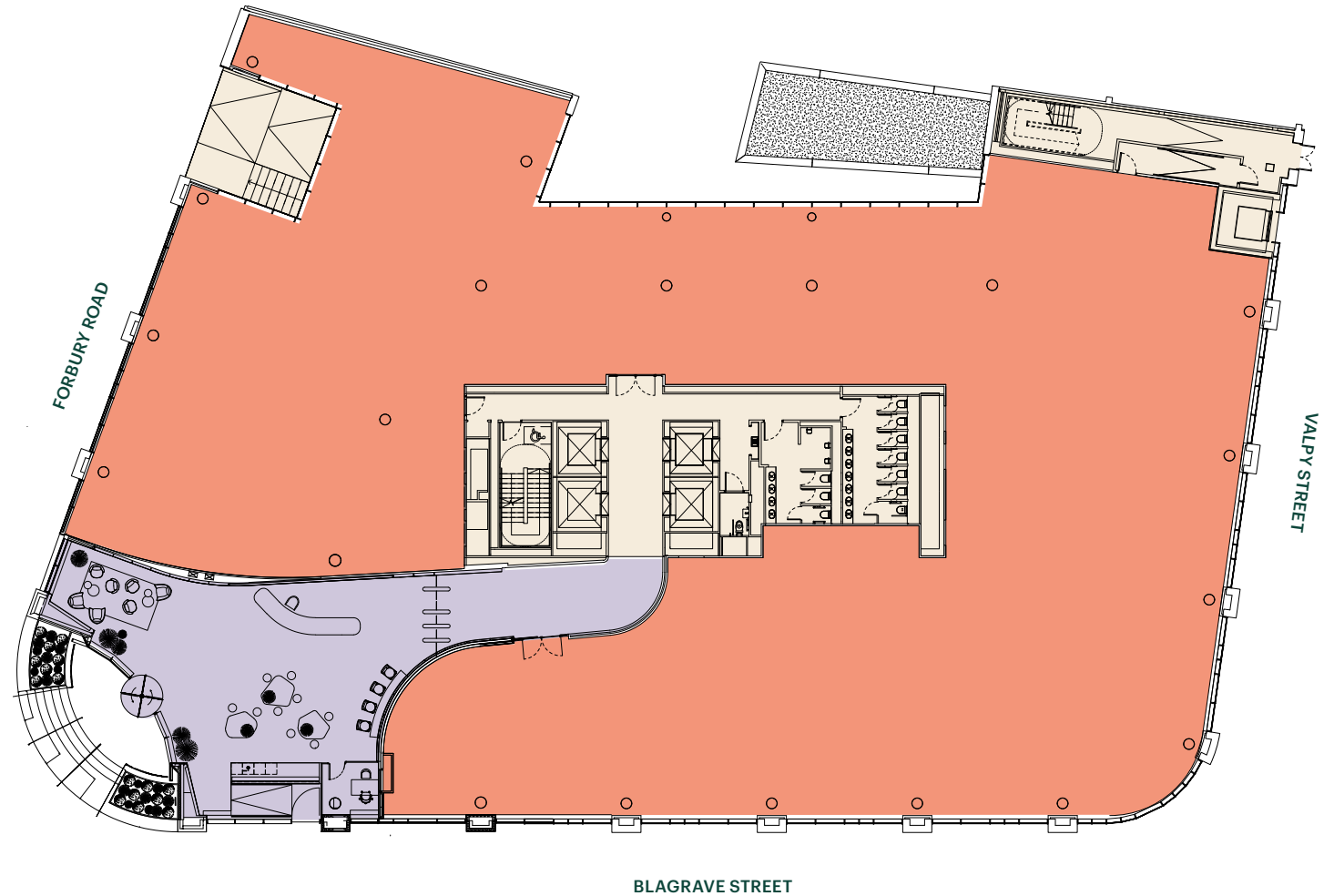


*All measurements are IPMS3.



Ground Floor - Whole

16,071 sq ft / 1,493 sq m



- Office
- Reception
- Core

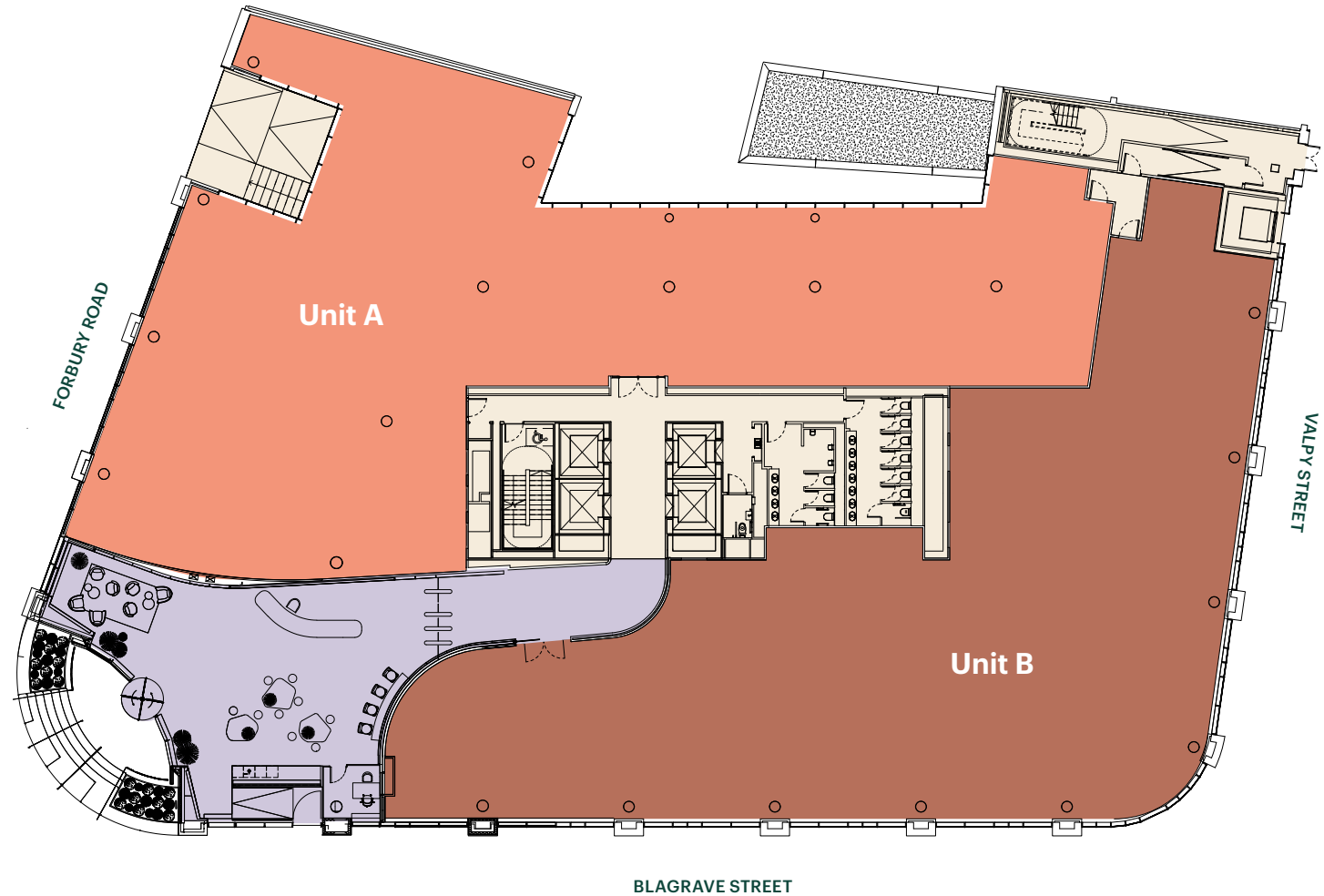


Floor Plans

Ground Floor - Split

■ **Unit A**
7,954 sq ft / 739 sq m

■ **Unit B**
7,750 sq ft / 720 sq m



- Unit A office
- Unit B office
- Reception
- Core

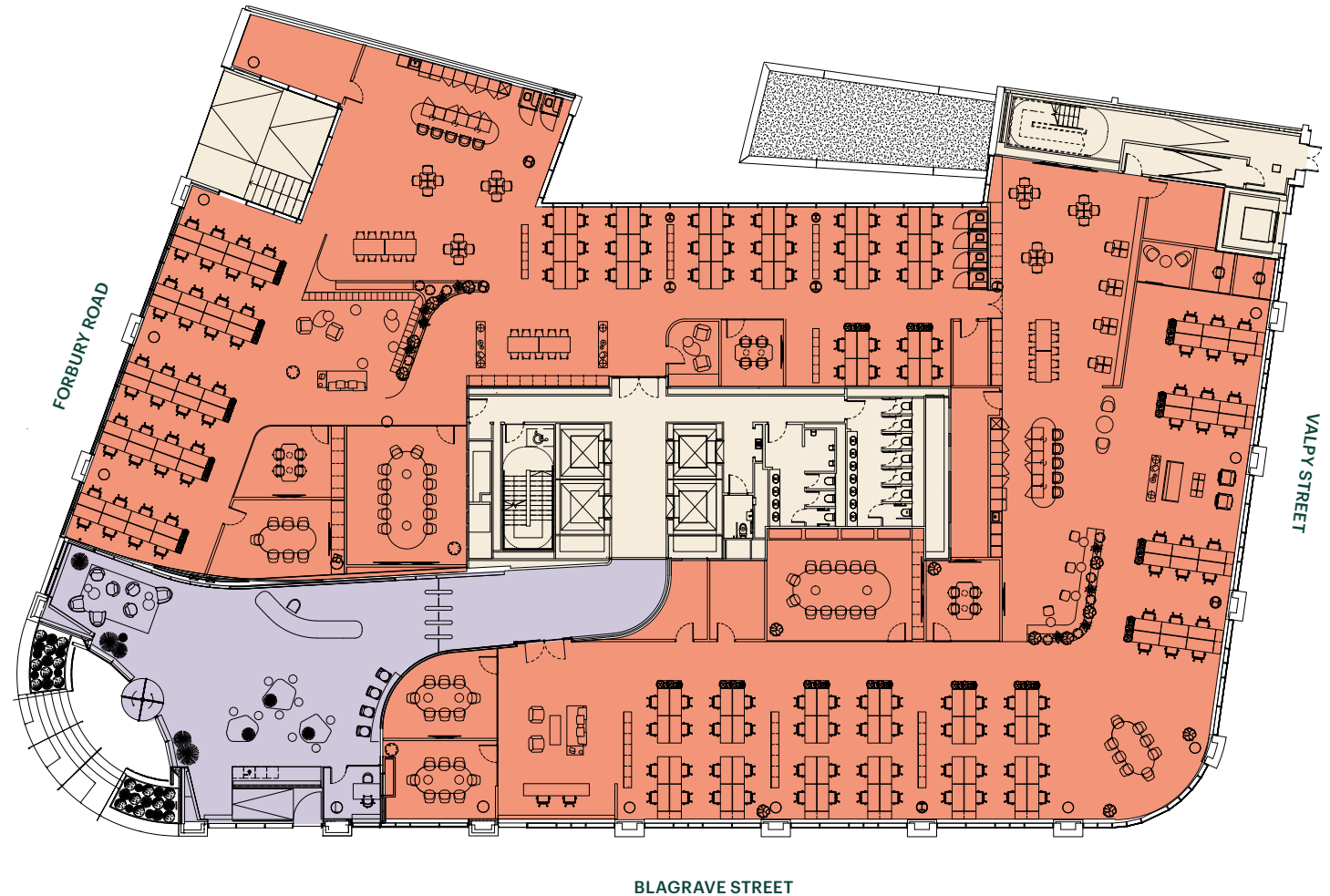
For indicative purposes only.
Not to scale.



Ground Floor - Whole - Indicative Space Plan

16,071 sq ft / 1,493 sq m

Open plan desks	x156
Boardroom	x1
12 person meeting room	x1
8 person meeting rooms	x2
7 person meeting room	x1
4 person meeting rooms	x3
Phone Pods & Booths	x9
Kitchen	x2



For indicative purposes only.
Not to scale.





Ground Floor - Split - Indicative Space Plan

Unit A

7,954 sq ft / 739 sq m

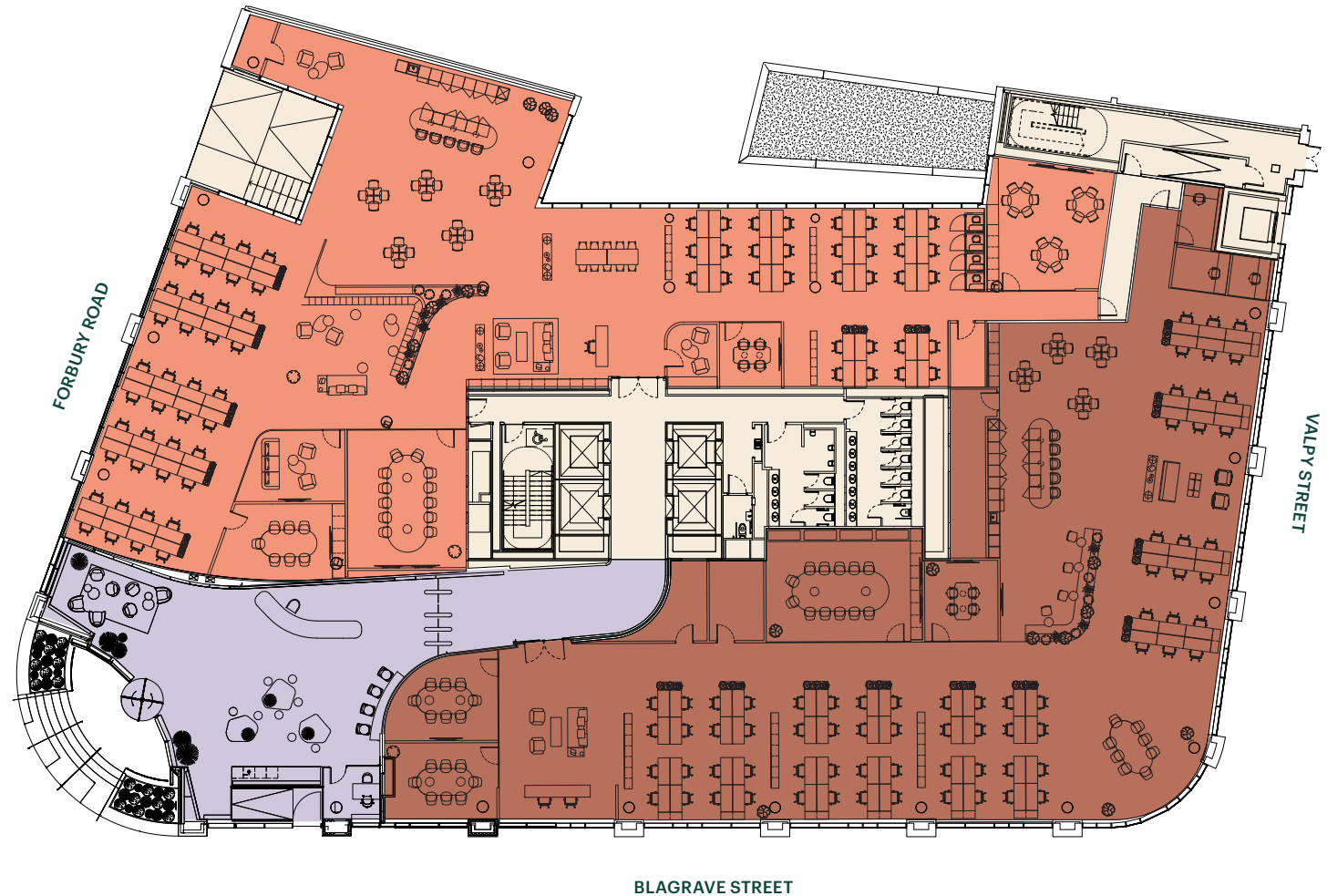
Open plan desks	x72
12 person meeting room	x1
7 person meeting room	x1
5 person meeting room	x1
4 person meeting room	x1
2 person meeting room	x1
Collaboration room	x1
Phone Pods	x4
Kitchen	x1

Unit B

7,750 sq ft / 720 sq m

Open plan desks	x72
12 person meeting room	x1
8 person meeting rooms	x2
4 person meeting room	x1
Call Rooms	x3
Kitchen	x1

- Unit A office
- Unit B office
- Reception
- Core



For indicative purposes only.
Not to scale.



The Space Ground Floor - Indicative Cat A CGI - View 1



The Space Ground Floor - Indicative Fitted CGI - View 1



The Space Ground Floor - Indicative Cat A CGI - View 2



The Space Ground Floor - Indicative Fitted CGI - View 2



The Space Ground Floor - Indicative Cat A CGI - View 3



The Space Ground Floor - Indicative Fitted CGI - View 3



The Space Ground Floor - Indicative Cat A CGI - View 4

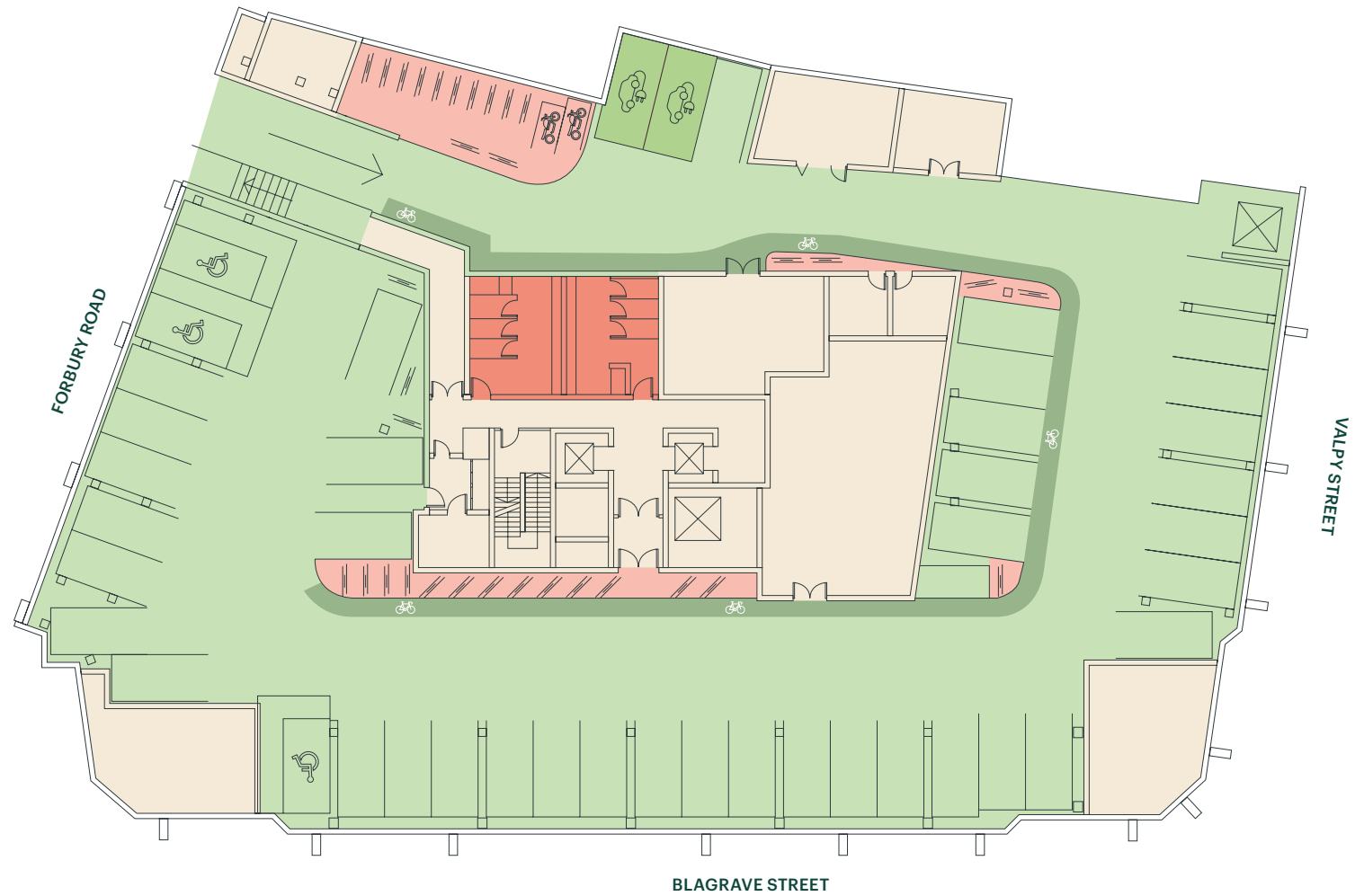


The Space Ground Floor - Indicative Fitted CGI - View 4-





Lower Ground Floor



- Bike storage
- Showers
- Core
- Parking



Location

Join in.

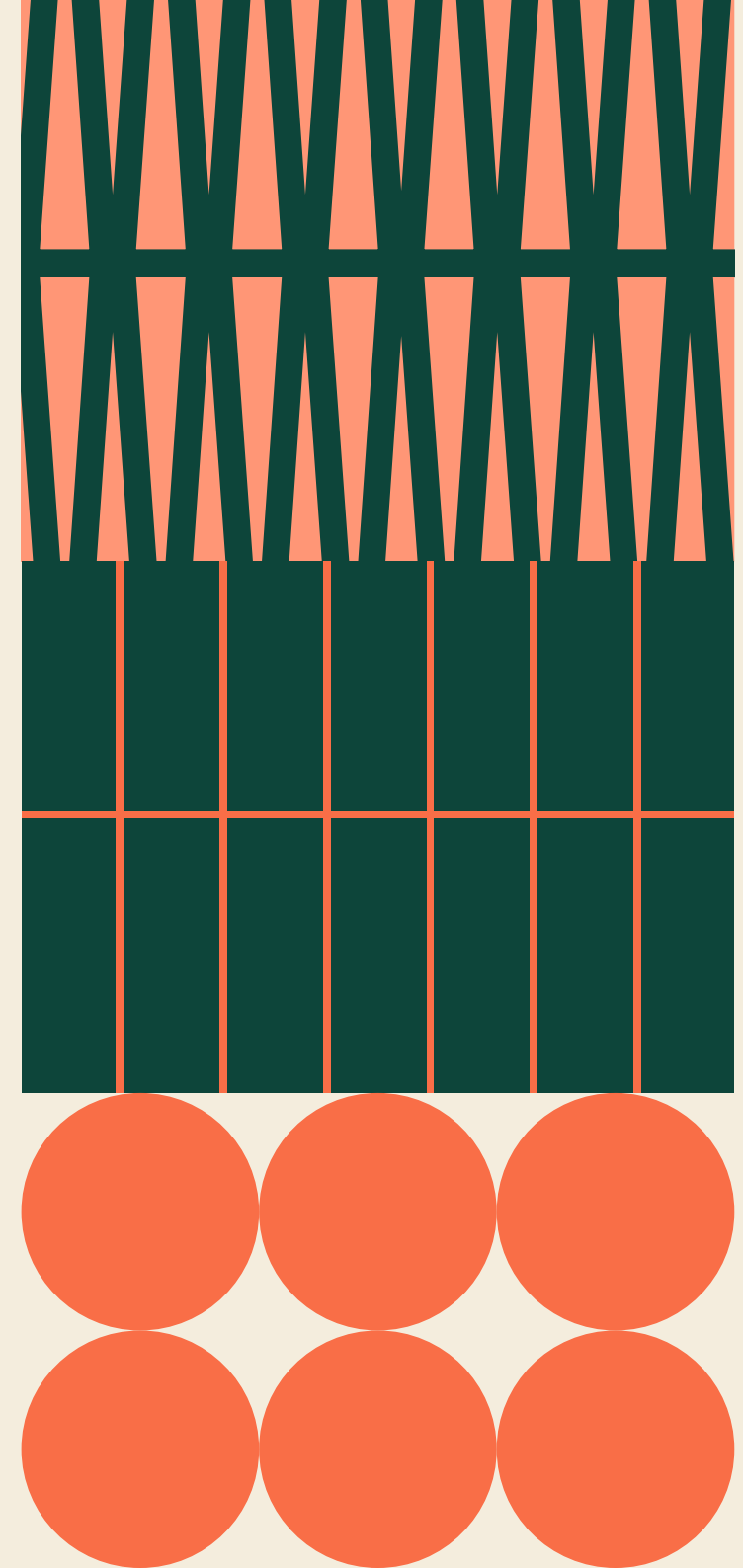
With a burgeoning social and retail scene, a revered university and one of the best places to live and work in the UK* – Reading continues to attract and retain the very best people from around the country and beyond.

*PWC Good Growth Cities Index 2025

Local Area Map

Reading

Connectivity



Location Amenities

A hop, skip and jump.

Reading town centre is highly accessible on foot, with the majority of town amenities within a 5 minute walk of r+.

The recent opening of The Roseate hotel add to what was already a vibrant and thriving town centre. A perfect mix of independent retailers, bars and restaurants, alongside high street brands and an unrivalled leisure offering including the Thames Lido a short walk away.



r+ Reading



- 1 Rowing on the Thames
- 2 Thames Lido
- 3 The Botanist
- 4 The Roseate
- 5 Forbury Gardens



Location

Local Area Map

Bars/Restaurants/Leisure

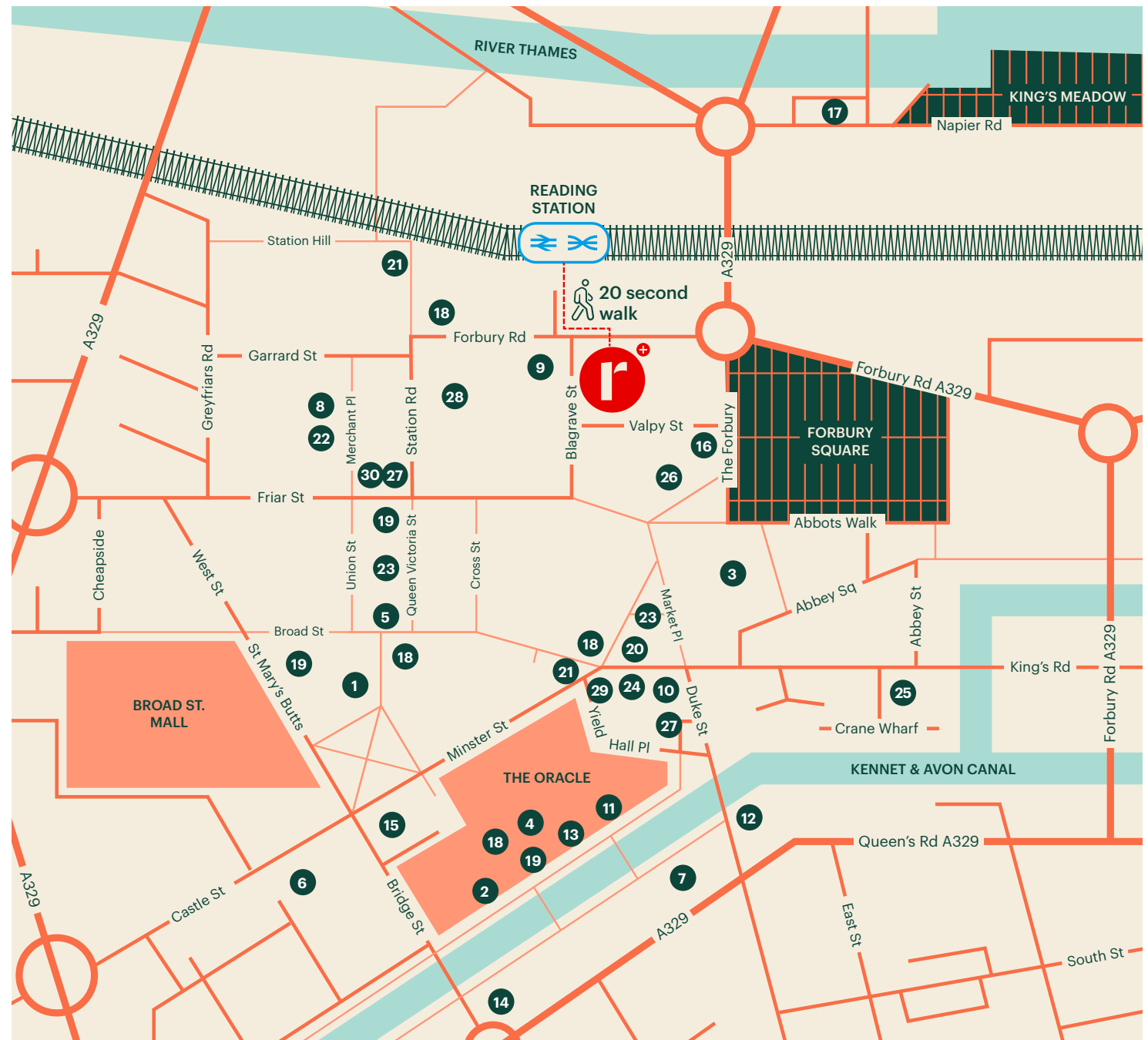
01	Bill's
02	Osaka
03	Carluccio's
04	Côte Brasserie
05	Itsu
06	BrewDog
07	Miller & Carter
08	Milk
09	The Oakford Social
10	Pho
11	Pizza Express
12	London Street Brasserie
13	Slug & Lettuce
14	Wagamama
15	Zero Degrees
16	Vino Vita
17	Thames Lido

Cafés

18	Costa
19	Caffè Nero
20	Picnic
21	Pret A Manger
22	Shed
23	Starbucks
24	Workhouse Coffee
25	Lincoln Coffee House

Hotels

26	The Roseate
27	Ibis
28	Malmaison
29	Mercure George
30	Novotel



Location Proximity to Reading station

///reply.cups.fantastic



Location Reading

Leader of the pack.

Reading continues to attract big name business with over 40% of the world's best brands calling Reading home.

It consistently appears at the top of the list for one of the best places to live and work in the UK. It has a population of 322,000 with an average age of 33 – as well as house prices 25% lower than Maidenhead. That combined with Reading's excellent transport connectivity, proximity to London, access to green spaces and a diverse amenity offering – makes the town an attractive proposition for occupiers seeking to employ a Hub and Spoke model.



Key facts

No.1

UK's
No.1 tech
cluster*

2nd

highest
performing
centre**

2nd

most friendly
City in Europe***

1%

Reading University
in the top 1%
in the World

20%

of Graduates go
on to live and
work in Reading

13

of the world's
top 30 brands
are here

*livingreading.co.uk. **PwC Good Growth of Cities Index 2025. ***FDI Awards.

Local occupiers include

centrica

BULLITT

EY
Building a better
working world

verizon

 **PEPSICO**

KPMG

 **CISCO**

Deloitte.

Virgin

 **BARCLAYS**

VISA

 **Microsoft**



Connectivity

Stay connected.

Reading is at the heart of an excellent transport hub, providing excellent road, rail, airport and bus services. r+ sits just a few metres from Reading station – the second busiest interchange outside of London with routes reaching out across the UK.

Elizabeth Line trains start at Reading, operating through Central London. Operating a high frequency timetable, Reading will become part of the London transport network for the first time. For those currently wanting to get to Heathrow, the dedicated RailAir link departs every 20 mins from Reading Station.

Connections and access to the M4 at three junctions provides wider connection to the national motorway network and the M25.

By road

M4 (J11)	3.5 miles	M25 (J15)	24 miles
M4 (J12)	5 miles	Oxford	26 miles
M4 (J10)	5.5 miles	Heathrow	27 miles
Bracknell	12 miles	Central London	44 miles
M3 (J3)	16 miles	Southampton	47 miles
Basingstoke	17 miles	Gatwick	56 miles
Maidenhead	19 miles	Birmingham	103 miles
Slough	23 miles		

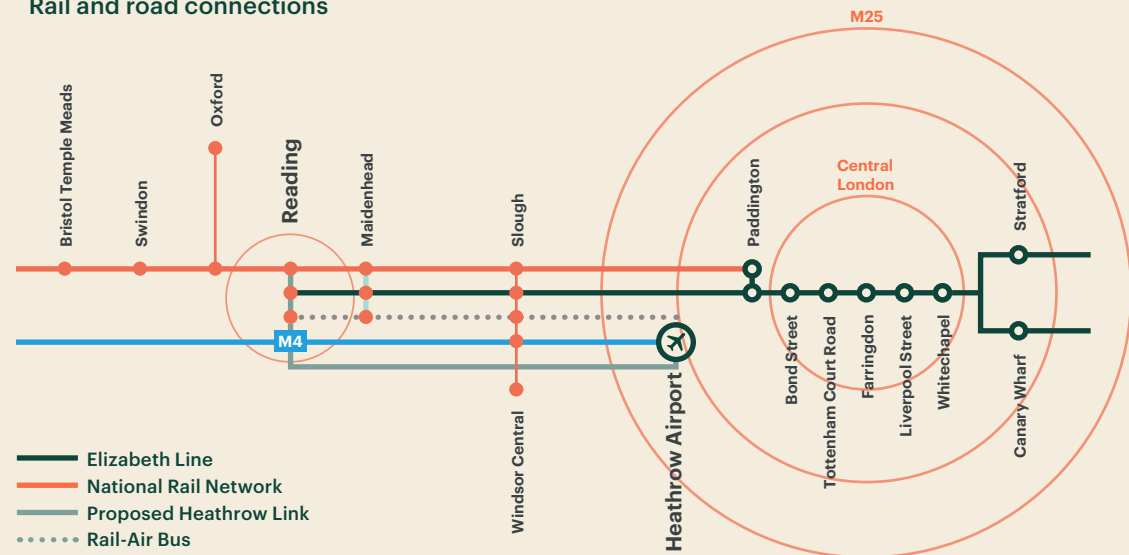
r+ Reading



Elizabeth line travel times from Reading station



Rail and road connections



Team

Oval.

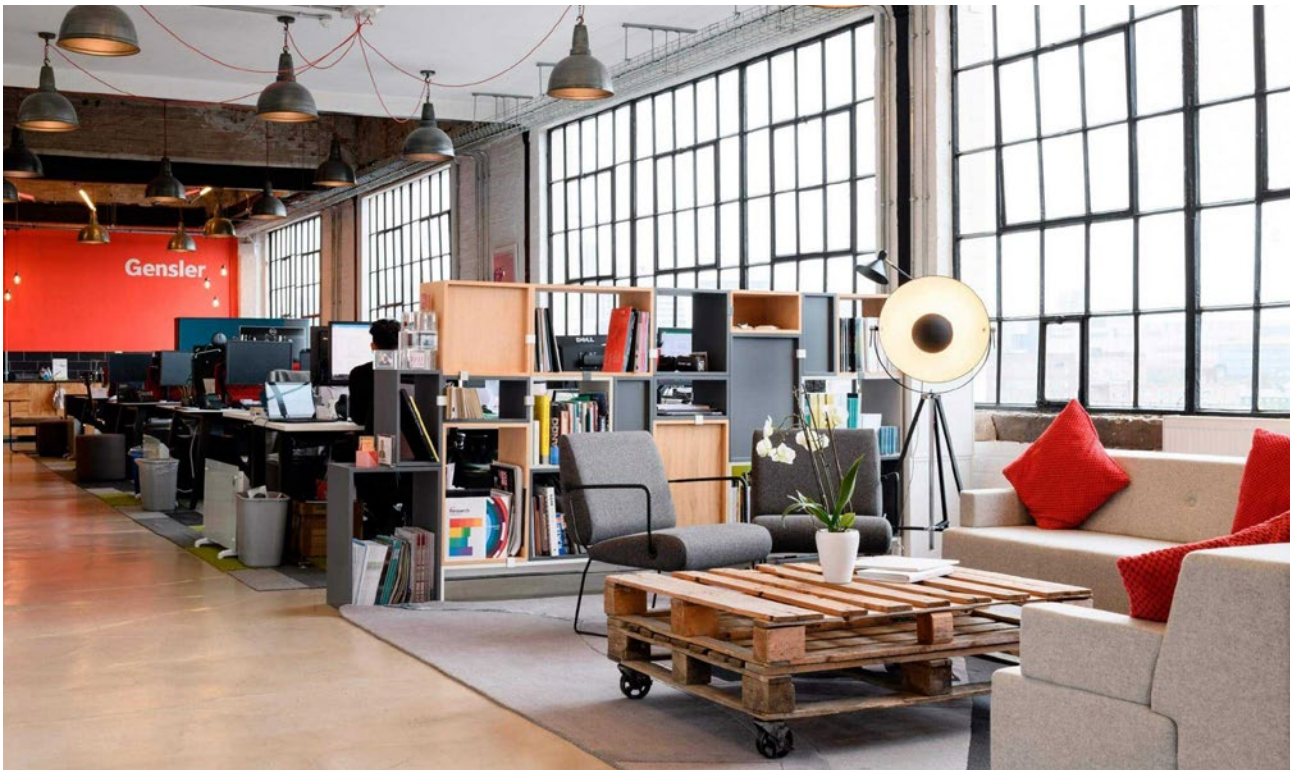
Oval invests in buildings and neighbourhoods throughout England, Wales and Scotland with teams and offices in London, Birmingham and Manchester.

We specialise in the regeneration of underestimated places and spaces to deliver outstanding working communities and buildings. We partner with investors, landlords and the public sector.

The team at Oval is driven by creating workspaces that bring out the best in our tenants and their employees. We look to the grain of a building and place to create bold workspace for ambitious occupiers of all types.

This requires a careful balance that respects the places we work, brings change that serves all and partners with the best people available. We work on the basis that thoughtful change lasts longer.

We enjoy working with councils, local government, civic bodies, influencers, cultural organisations, designers, artists, architects and exceptional creative talent. We have worked with docks, car parks, mills, factories, wharfs, bunkers, yards, viaducts, stations, tunnels, churches, airfields and simple office buildings. We are agnostic on the starting point but we are clear on the delivery of future proof spaces as our end game.







Further information.

To find out more and arrange a viewing,
please contact the joint sole letting agents below.

Viewings are strictly by appointment.

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Oval

Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2026.

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