

**55%
LET**




**STATION HILL
READING**

Stop, Collaborate & Listen.



**ONE STATION HILL
275,000 SQ FT
2024
SUSTAINABLE EXCELLENCE**



If you're going
to take things
to the next
level, you may
as well do it on
an epic scale.

CGI: AERIAL VIEW OF THE STATION HILL DEVELOPMENT



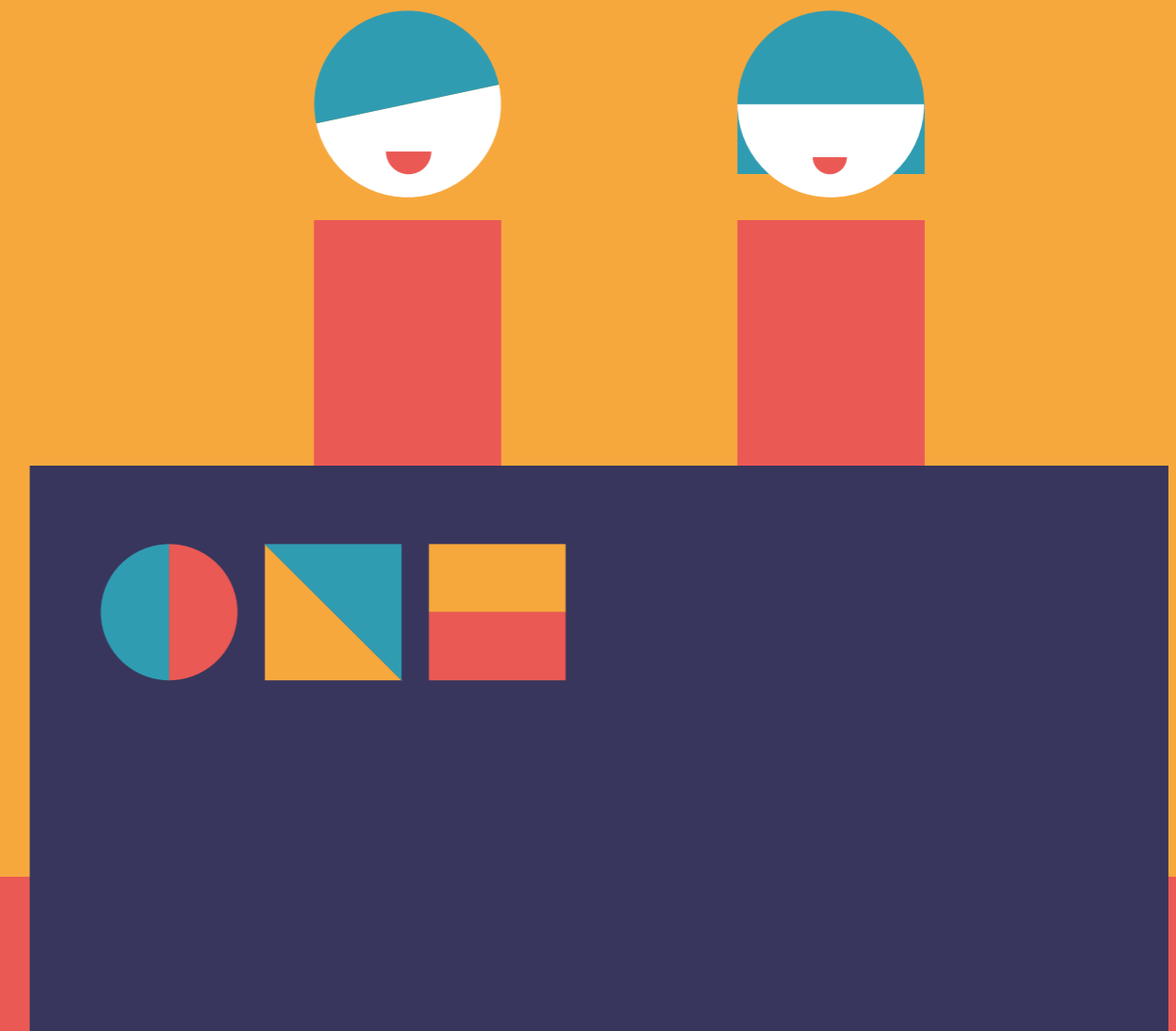
Fifteen floors of 'my-work-space- is-better-than- your-work-space'.

ONE STATION HILL PROVIDES OVER 275,000 SQ FT (25,600 SQ M) 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.

CGI: LANDSCAPED AND MANAGED PUBLIC REALM OUTSIDE ONE STATION HILL

Welcome. There's plenty going on behind the smiles.



WHILE FIRST IMPRESSIONS MATTER, THE ENTRANCE TO A BUILDING NEEDS TO GO BEYOND THE SUPERFICIAL. IT NEEDS TO PROVIDE DEPTH OF PURPOSE AND A SERVICE-LED EXPERIENCE.

ONE Station Hill's double-height reception can be accessed on multiple levels from both Station Hill Square and Garrard Street.

The voluminous space will be managed by a helpful and enthusiastic concierge service, working hard to ensure a seamless experience for both occupiers and visitors.

Beyond the reception desk; meeting rooms, a café and co-working spaces will create active and bustling spaces that will energise the building.



Directly opposite Reading Station



Double-height reception



Concierge services



Meeting rooms



Co-working spaces



Integrated café



CGI: INDICATIVE RECEPTION ENTRANCE



Well cared for.

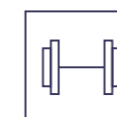


AirRated™

WELLBEING IN THE WORKPLACE IS VITAL. A HAPPY AND HEALTHY WORKFORCE IS MORE PRODUCTIVE, MORE ENGAGED AND TAKE FEWER SICK-DAYS.

ONE Station Hill's facilities are designed to encourage a positive, healthy work lifestyle.

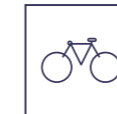
Targeting Platinum level for WELL and Cycling Score certifications, ONE Station Hill provides an optimum environment and opportunities for people to integrate wellbeing activities into their work day, to the benefit of both employees and employers.



Health studio and fitness facilities



Generous showering and changing facilities



Secure cycle parking and maintenance hub



Rooftop yoga and fitness classes



WELL Building Institute target: Platinum



Ventilation performance - air change of 12 litres/person every second



ESG+R ready



CGI: INDICATIVE RECEPTION SPACE

Sustainable excellence.

ENVIRONMENTAL FEATURES THAT DON'T COMPROMISE PERFORMANCE.

ONE Station Hill has been designed to the highest specification, providing a best-in-class environment for occupiers.



BREEAM target: Outstanding



EPC target: A



8% lower emissions than comparable Grade A office stock



10% more efficient glazed façade than BCO standards



All-electric building / Air source heat pumps



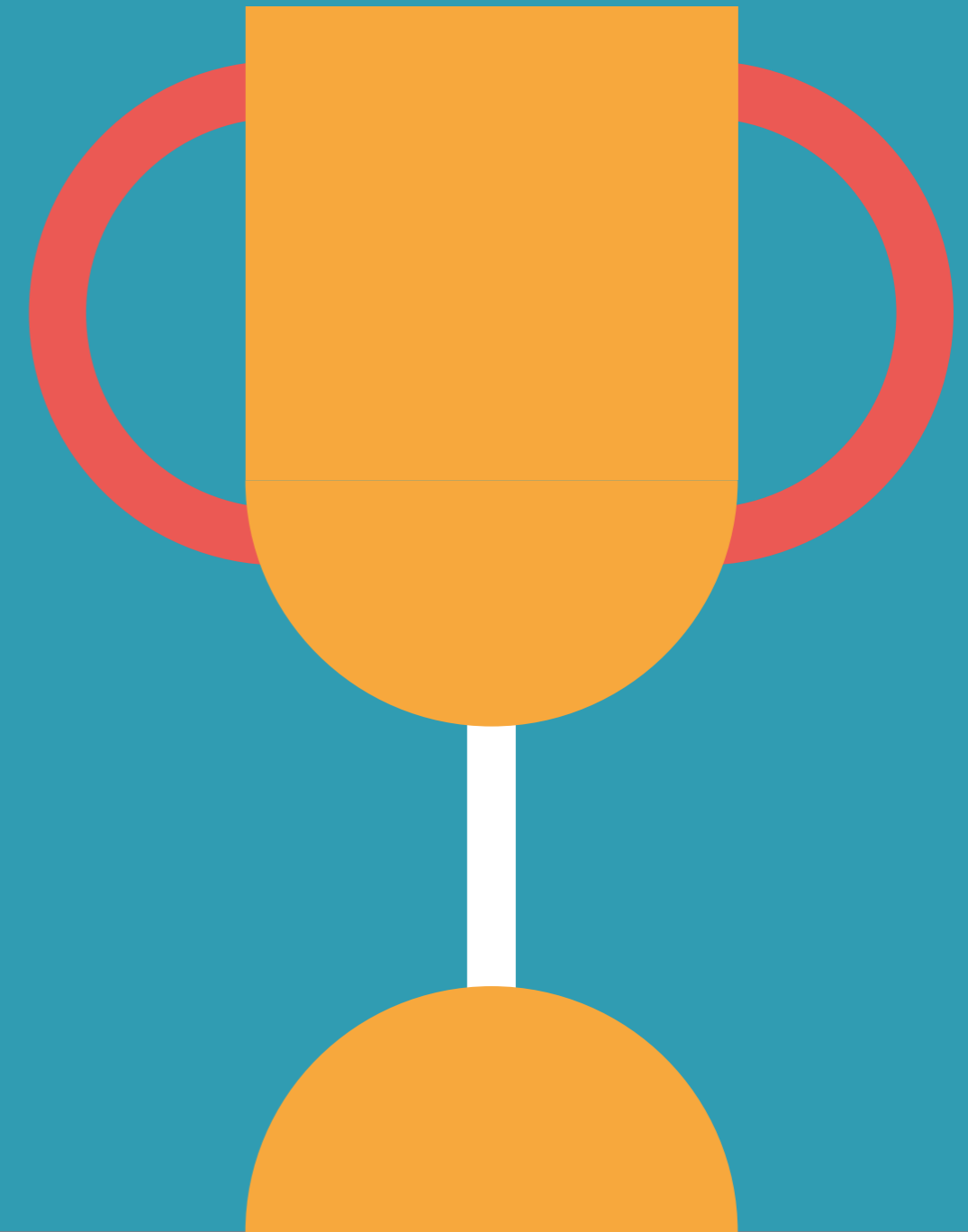
20% more efficient lighting than BCO standards

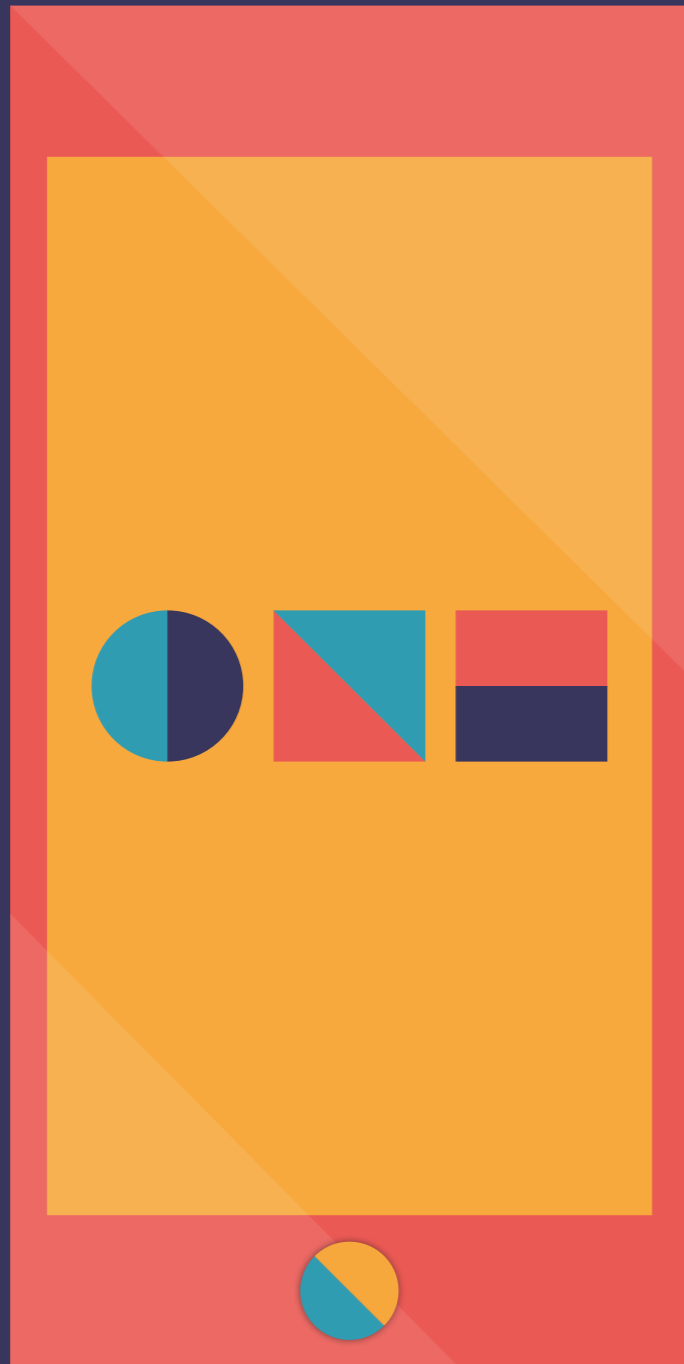


Net Zero Carbon - Whole Lifecycle



Provision for future heat network integration





EQUIEM



Desk / meeting room booking with real-time availability



Visitor management



Contactless entry



Lift destination control



Climate control



Lighting control



Occupancy analysis



Pre-order food to avoid queues



Book fitness classes

Smart building.

EMBRACING INNOVATIVE TECHNOLOGY MAKES PERFECT SENSE.

People are more conscious than ever about how they interact with the spaces they occupy.

The ONE Station Hill app will allow users to contactlessly control their environment throughout the day, from room temperature and brightness, to booking spaces and ordering food.

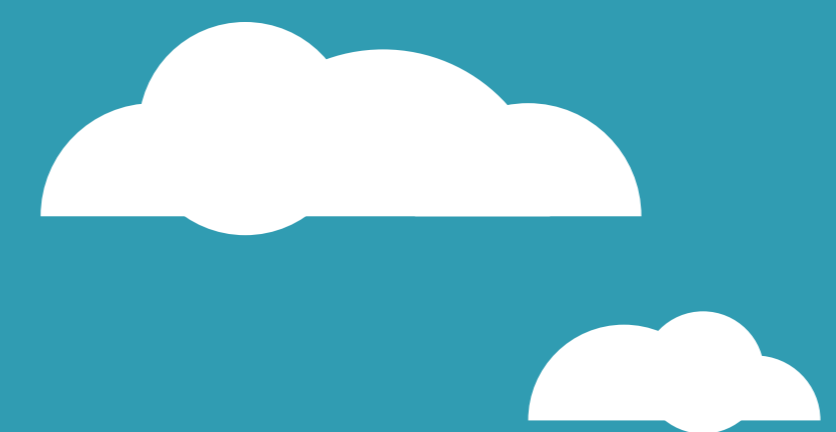


Future-proofing is built into ONE Station Hill's design with a target to achieve 'Platinum' Wired Score – the highest possible award.



CGI: INDICATIVE 15TH FLOOR - FIFTEEN TERRACE

Whoever said “it’s lonely at the top,” clearly didn’t have a top worth visiting.



OUTDOOR SPACES, BOTH COMMUNAL AND PRIVATE, ENHANCE THE EXPERIENCE AND WELLBEING OF THOSE USING THE BUILDING.

From taking in the views with your morning coffee, a casual meeting or brainstorm, or hosting a client event in the evening, the outdoor terrace space offers a multitude of benefits.

FIFTEEN - The 15th floor lounge and terrace provide space for all building occupiers to meet, connect and network, creating a lasting community of like-minded people.



15th floor communal rooftop terrace (4,596 sq ft / 427 sq m)



FIFTEEN - 15th floor rooftop lounge



8th floor private terrace (3,853 sq ft / 360 sq m)



Direct access to two acres of new curated public realm



Part of the new Station Hill community



CO₂ Levels
1.2KG/H

Energy Usage
31.2Kwh

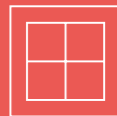
CGI: INDICATIVE TYPICAL FLOOR

Atypical typical floors.

WITH GENEROUS FLOOR PLATES UP TO 21,000 SQ FT, ONE STATION HILL PROVIDES THE MOST FLEXIBLE WORKSPACE, ALLOWING OCCUPIERS TO DESIGN WORKING LAYOUTS THAT BEST SUIT THEIR NEEDS.

Giving you more headspace

3.62m



Occupancy level: 1:8 sq m



Floor void: 150mm



Planning grid: 1.5m x 1.5m



Floor-to-ceiling glazing



Up to 21,000 sq ft floor plates



Floors divisible up to 4 parts

Station Hill. Community in place.

ONE STATION HILL IS PART OF AN EXCITING AND NEW VISION FOR READING.

Station Hill is a transformational development in the centre of Reading, a hive of activity creating a connected live-work-play experience.

CGI: LANDSCAPED AND MANAGED PUBLIC SPACE



**Big space
for big
businesses
(and small
ones too).
625,000 sq ft
of collaborative
work space.**

**STATION HILL FOCUSES ON BEST-IN-CLASS,
HIGH SPECIFICATION WORK SPACE.**

Station Hill's commercial offering will create a prominent and welcoming landmark, directly opposite Reading station.

CGI: ONE & TWO STATION HILL



Station Hill.

Work space

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

Retail, Leisure and F&B

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

Hotel

200 BEDS

Homes

1,300 RESIDENTIAL UNITS

Curated public space

2 ACRES

Car parking

UP TO 500 SPACES



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.





Pitch perfection.

HOTELS

- 01 The Forbury
- 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 Kings Meadow

FITNESS

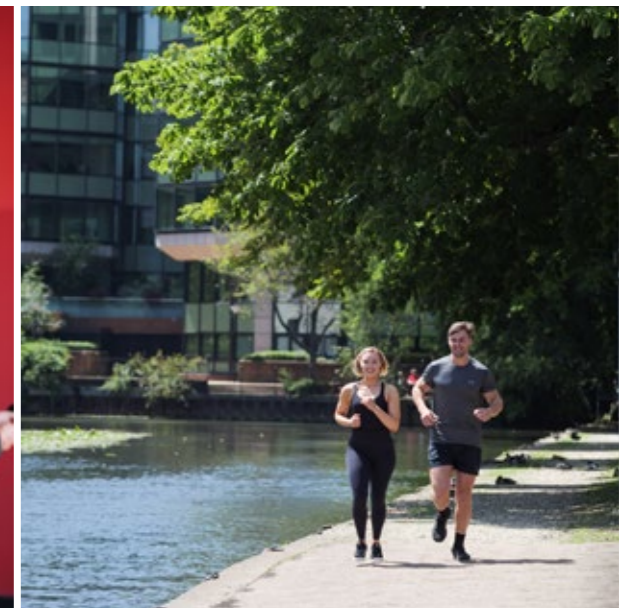
- 13 Buzz Gym
- 14 F45 Gym
- 15 Thames Lido

BARS & RESTAURANTS

- 01 Blue Collar Food
- 02 Browns Brasserie
- 03 Cerise
- 04 The Corn Stores
- 05 Las Iguanas
- 06 Lola Lo
- 07 London Street Brasserie
- 08 Marugame Udon
- 09 Miller & Carter
- 10 Oakford Social Club
- 11 Osaka
- 12 Pepe Sale
- 13 Royal Tandoori
- 14 Spinners
- 15 The Cocktail Club
- 16 Three Guineas

COFFEE SHOPS / CAFÉS

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



Access
all
areas.

STATION HILL SITS ADJACENT TO READING STATION PROVIDING LOCAL AND NATIONAL ROUTES ALONG WITH THE ELIZABETH LINE, AND ACTS AS THE GATEWAY TO THE REST OF THE TOWN.

Whatever your mode of transport, Station Hill's strategic location means you can spend less time getting to where you need to be, and more time doing what you need to do.



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	93 mins
Cardiff	94 mins

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

**24 minutes to London,
every 4 minutes.**

700+

average daily trains
between Reading and
London Paddington

(GWR.com)

20

million passengers
per year pass through
Reading station

(networkrail.co.uk)

38

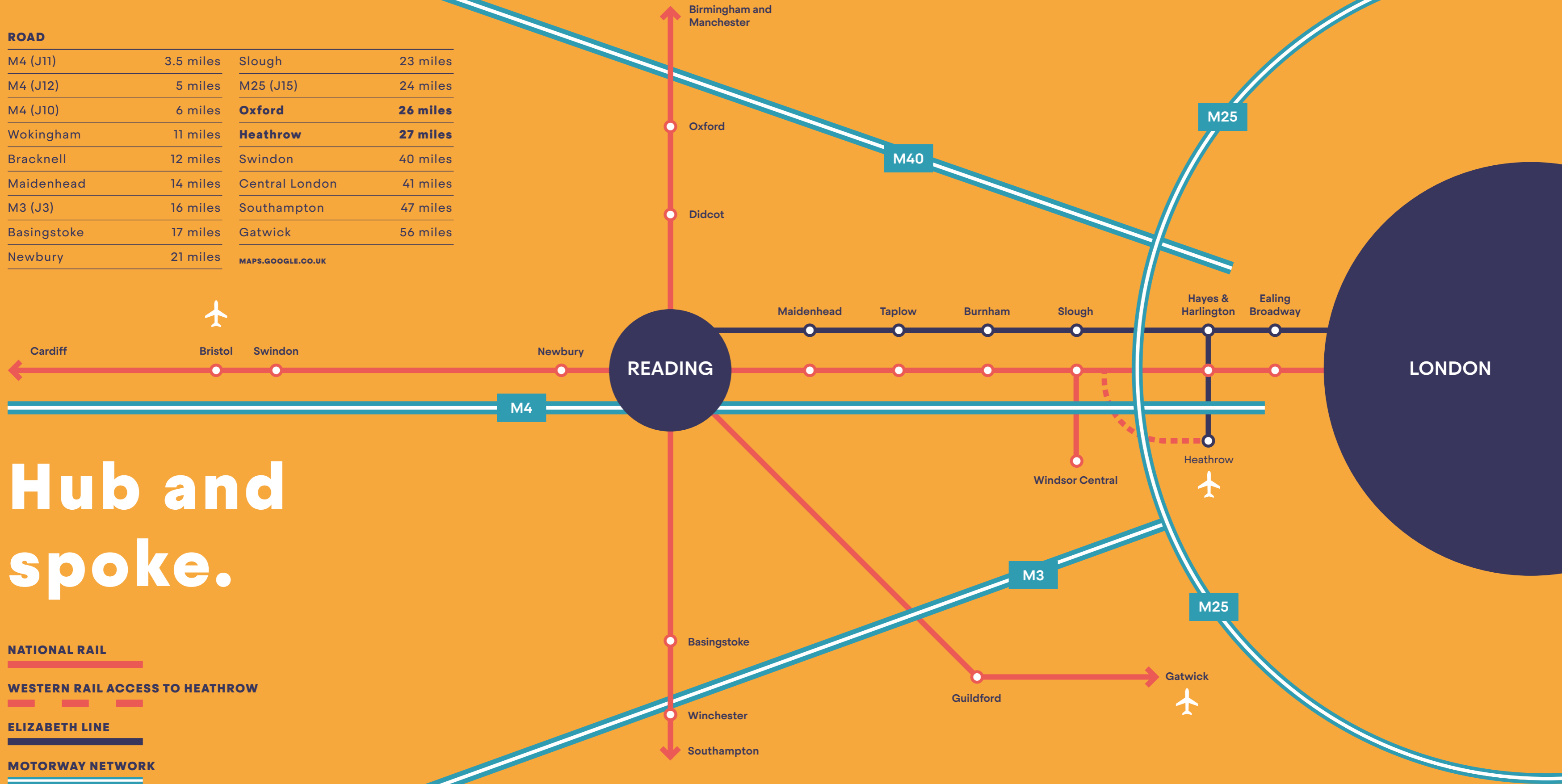
minutes direct
train to London
Heathrow Airport

via Elizabeth Line

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



Hub and spoke.

NATIONAL RAIL

WESTERN RAIL ACCESS TO HEATHROW

ELIZABETH LINE

MOTORWAY NETWORK

RAIL TIMES

Twyford	7 mins
Theale	8 mins
Winnersh	9 mins
Goring & Streatley	12 mins
Didcot Parkway	13 mins
Wokingham	13 mins
Aldermaston	14 mins
Crowthorne	14 mins
Newbury	15 mins
Bramley	17 mins
Basingstoke	18 mins
Bracknell	20 mins
Henley-on-Thames	40 mins

MAPS.GOOGLE.CO.UK



- Key Roads
- Rail
- Elizabeth Line

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 2020)

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	BULLITT
CISCO	Deloitte.	Environment Agency	ERICSSON
EY	Grant Thornton	hp	HSBC
IQVIA	JACOBS	KPMG	Microsoft
Network Rail	ORACLE	PEPSICO	pwc
Symantec	THALES	Thames Water	3
	verizon ^v	virgin media	



We

**smarty
pants.**



Reading made the fastest economic recovery from the pandemic in the UK

(EY's Regional Economic Forecast)



Reading has among the highest productivity per worker (GVA) in the UK

(Centre for Cities 2021)



Top 5

Reading ranked top 5 performing innovation economies in the UK, 2022

(Centre for Cities/Connected Places Catapult)

Top 10

Reading voted top 10 places to live by the Sunday Times in 2022

(Sunday Times)



Reading has the 7th best qualified workforce in the UK, 5th for its share of graduates

(Centre for Cities 2021)



Stroll from the train to your work in seconds (and get home on time too).

CGI: EXTERNAL FROM READING STATION

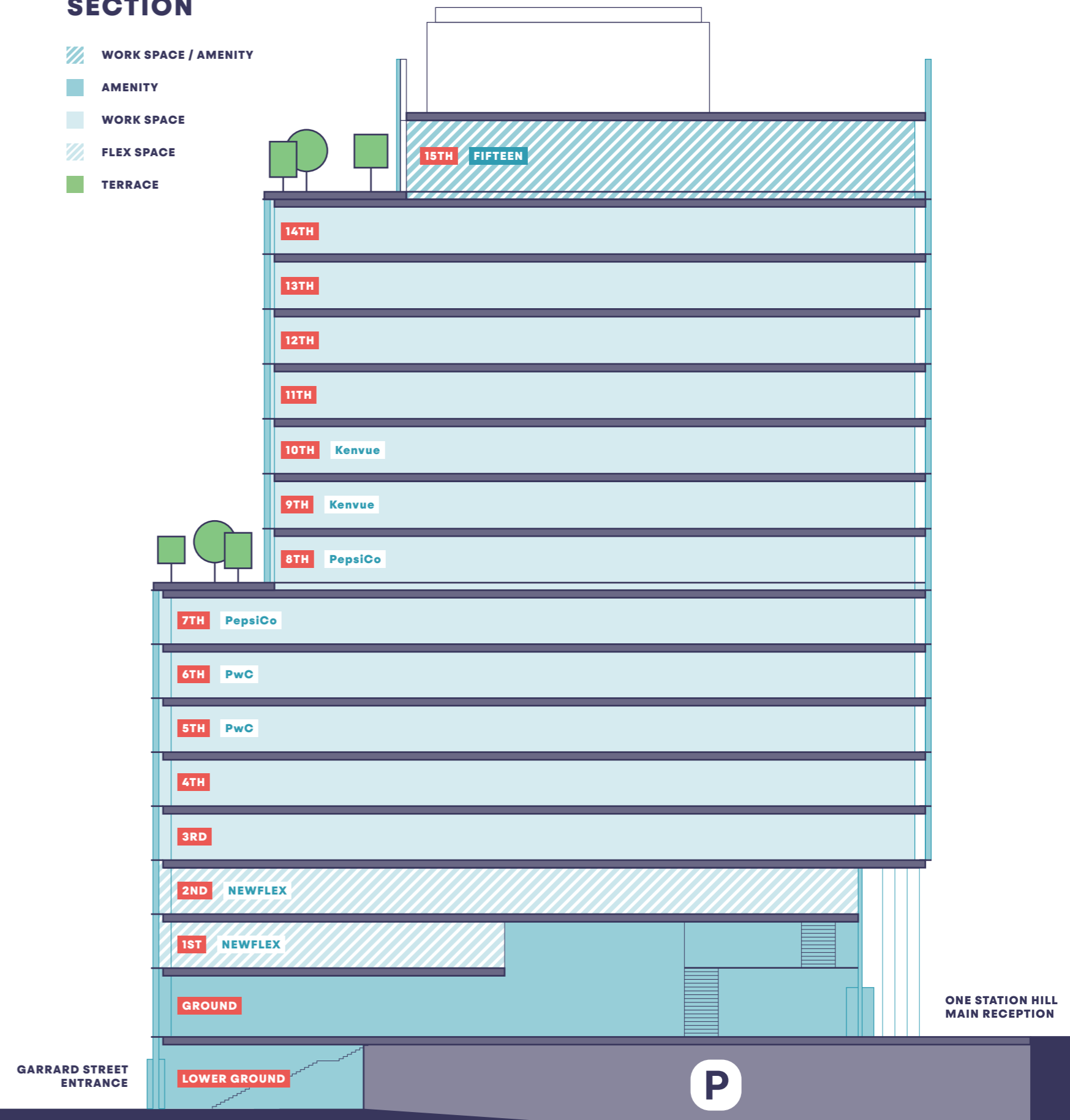
SCHEDULE OF ACCOMMODATION

FLOOR	USE	IPMS3 SQ M	IPMS3 SQ FT
15TH	FIFTEEN LOUNGE & TERRACE	616	6,632
	AVAILABLE	941	10,130
	PRIVATE TERRACE	71	764
14TH	AVAILABLE	1,662	17,892
13TH	AVAILABLE	1,662	17,892
12TH	AVAILABLE	1,662	17,892
11TH	AVAILABLE	1,662	17,892
10TH	Kenvue	1,606	17,283
9TH	Kenvue	1,606	17,287
8TH	PepsiCo	1,606	17,286
	PRIVATE TERRACE	358	3,853
7TH	PepsiCo	1,948	20,968
6TH	PwC	1,948	20,968
5TH	PwC	1,948	20,968
4TH	AVAILABLE	1,948	20,968
3RD	AVAILABLE	1,948	20,968
2ND	NEWFLEX	1,674	18,017
1ST	NEWFLEX	1,277	13,748
GROUND	MAIN RECEPTION	524	5,640
	RETAIL / F&B / LEISURE	1,247	13,426
LOWER GROUND	RECEPTION	50	538
	FITNESS CLUB	170	1,830
	CYCLE STORE / SHOWERS	390	4,200
TOTAL AVAILABLE WORK SPACE		15,284	164,515
TOTAL AVAILABLE TERRACES		687	7,396
TOTAL OTHER		2,055	22,123

ALL AREAS ARE APPROXIMATE. TAKEN FROM THE RELEVANT GENERAL ARRANGEMENT DRAWINGS.

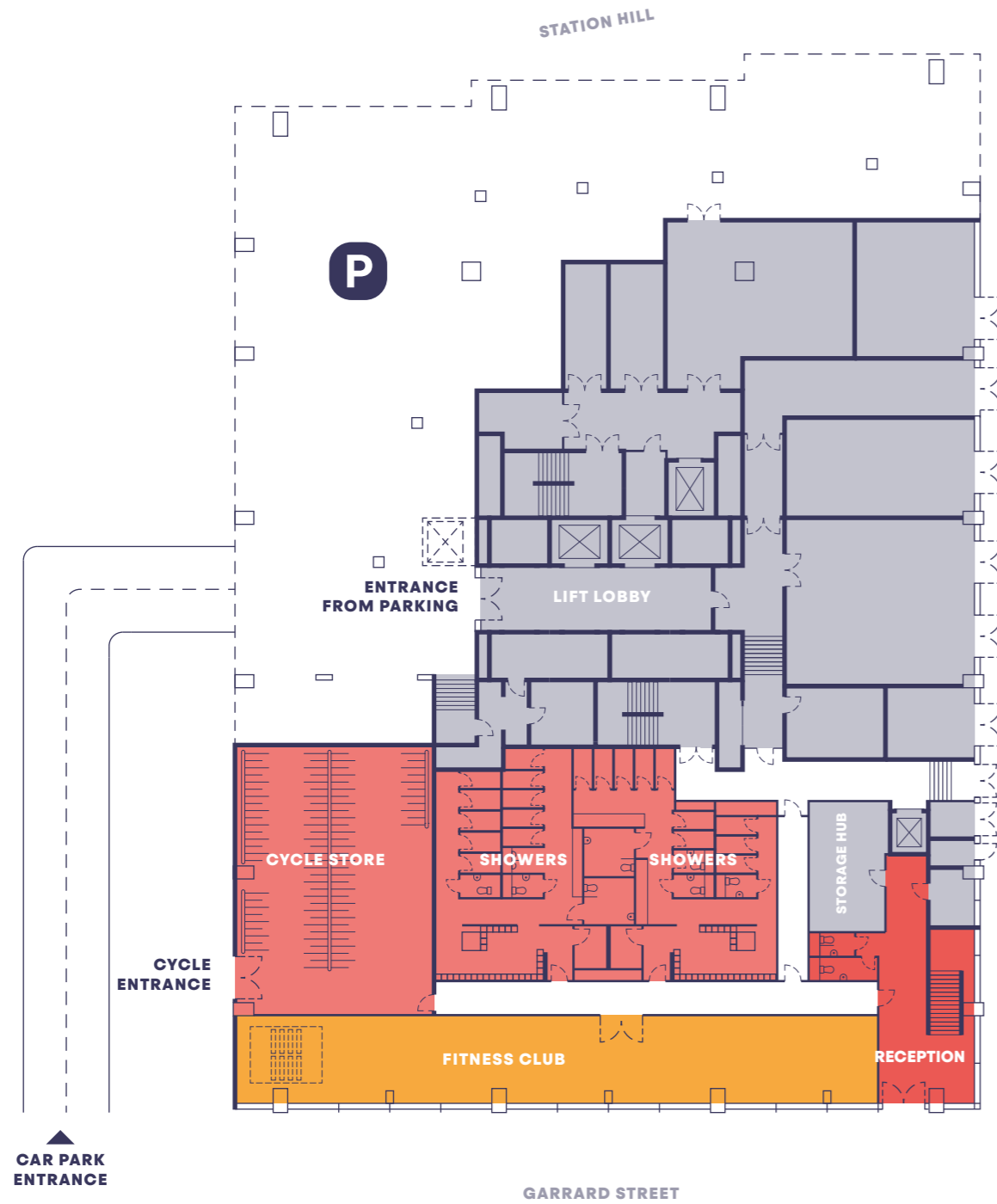
SECTION

-  WORK SPACE / AMENITY
-  AMENITY
-  WORK SPACE
-  FLEX SPACE
-  TERRACE



LOWER GROUND FLOOR

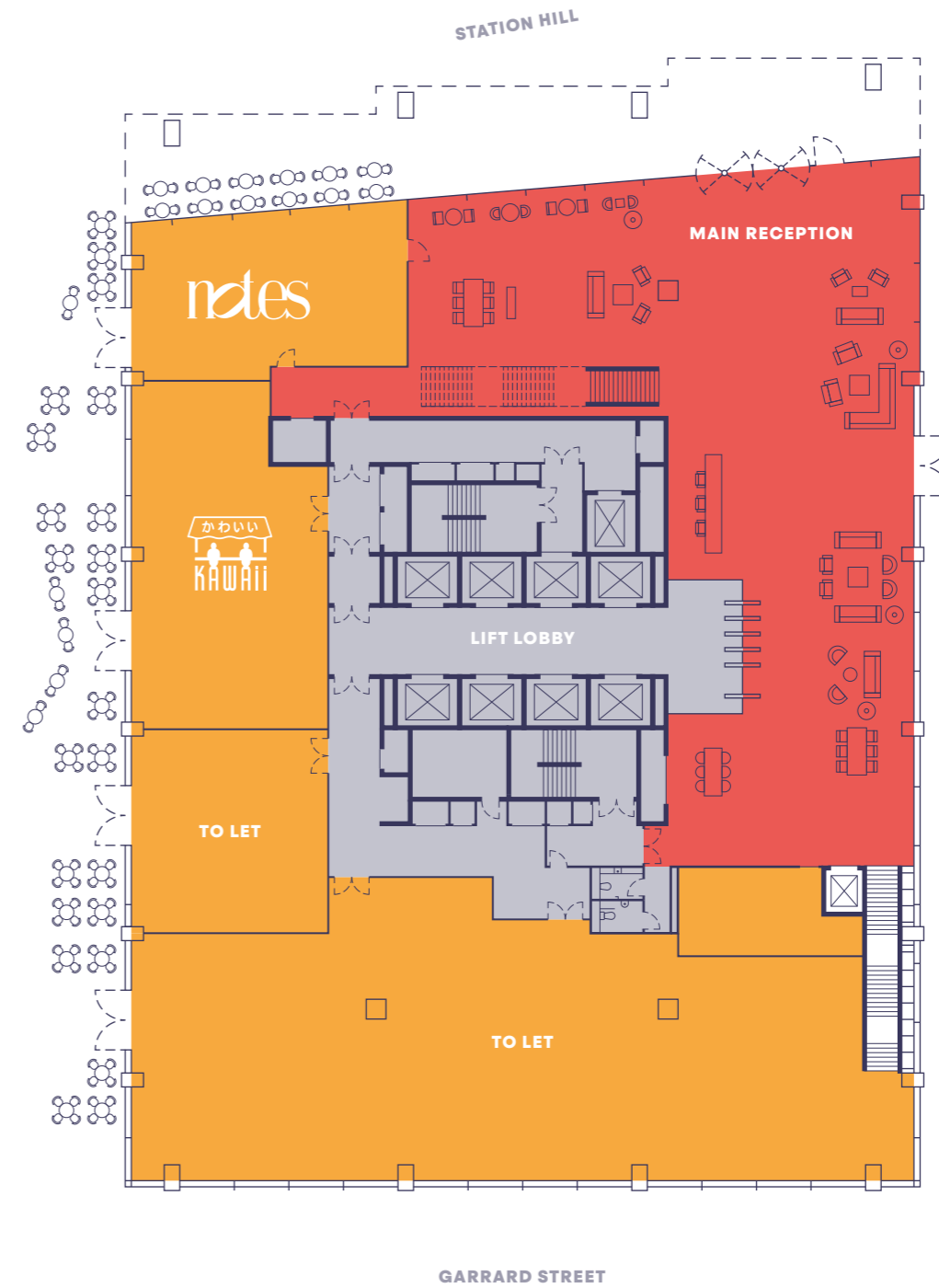
RECEPTION	50 SQ M / 538 SQ FT
FITNESS CLUB	170 SQ M / 1,830 SQ FT
CYCLE STORE/SHOWERS	390 SQ M / 4,200 SQ FT



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

GROUND FLOOR

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

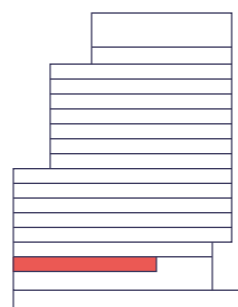
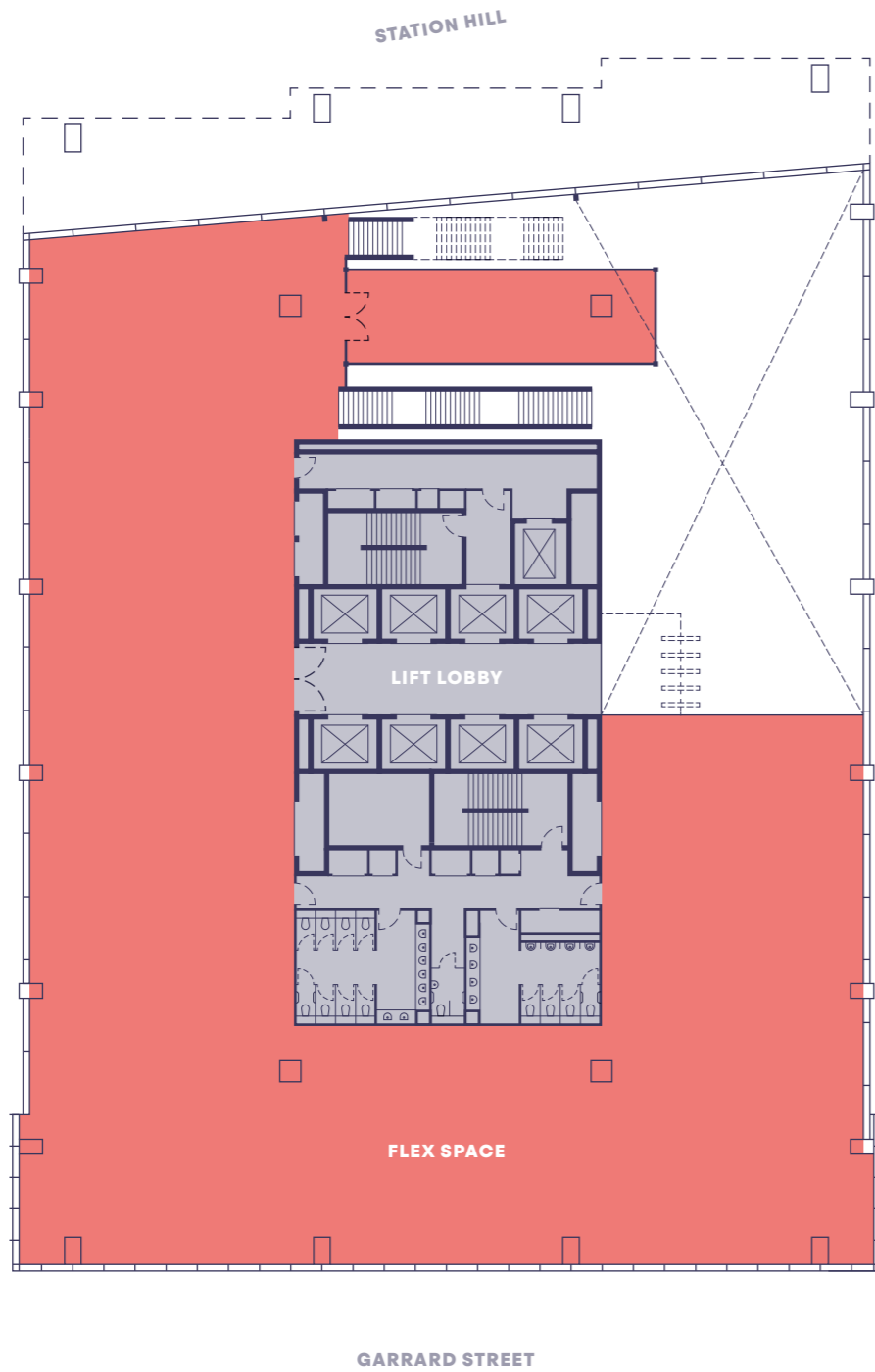




CGI: INDICATIVE NEWFLEX SPACE

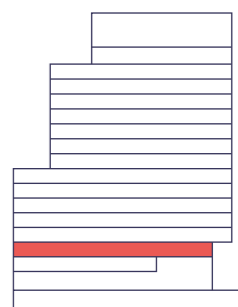
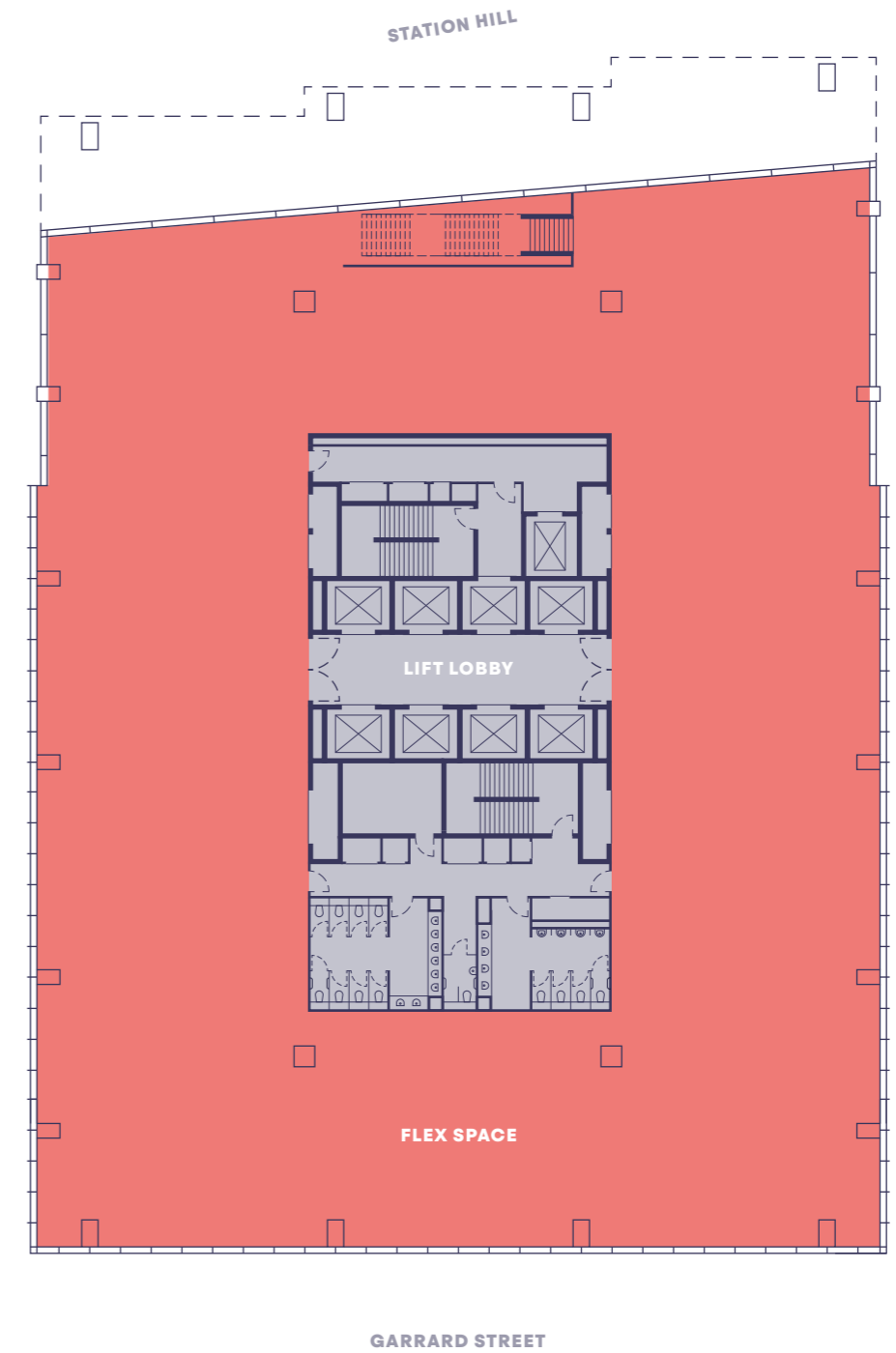
FIRST FLOOR

FLEX SPACE 1,277 SQ M / 13,748 SQ FT



SECOND FLOOR

FLEX SPACE 1,674 SQ M / 18,017 SQ FT

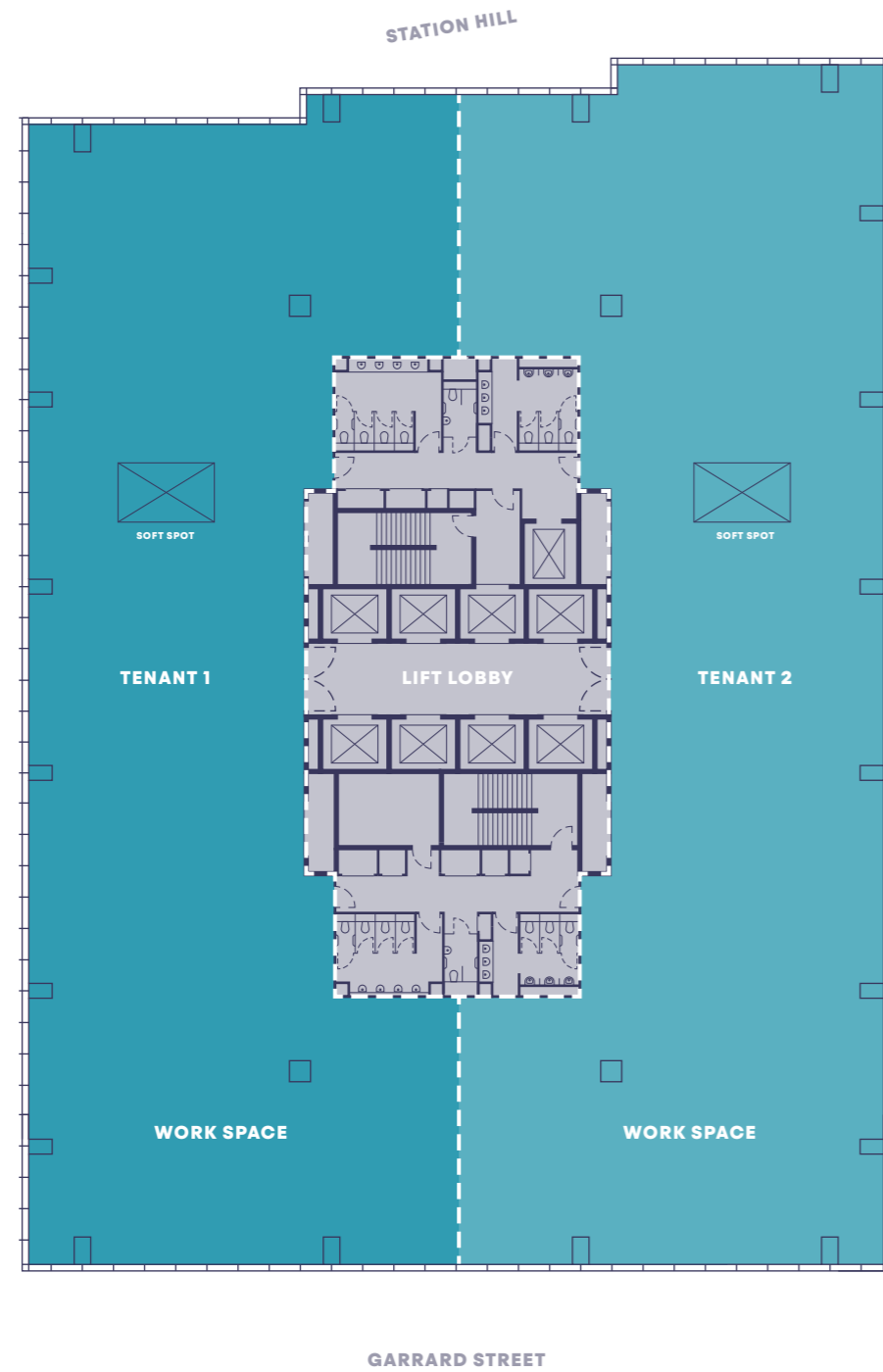


PLAN NOT TO SCALE - INDICATIVE PURPOSES ONLY.
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THIRD - SEVENTH FLOORS

WORK SPACE 1,948 SQ M / 20,968 SQ FT

--- POTENTIAL FLOORPLATE SUBDIVISION



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

EIGHTH FLOOR

WORK SPACE 1,606 SQ M / 17,286 SQ FT

PRIVATE TERRACE 358 SQ M / 3,853 SQ FT

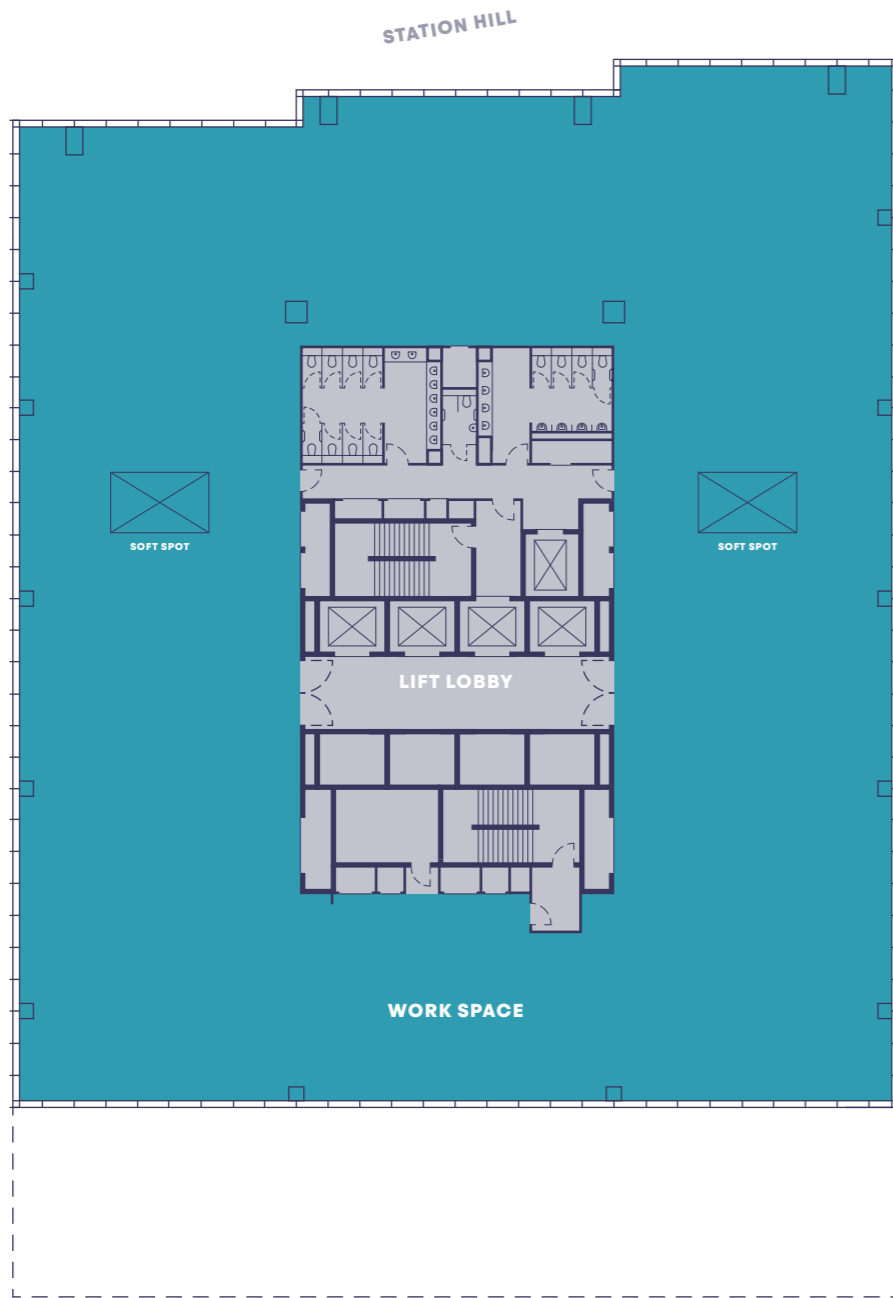




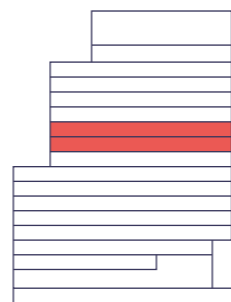
INDICATIVE FLOOR FITOUT (GENSLER PROJECT: BRITISH LAND)

NINTH & TENTH FLOORS

WORK SPACE 1,606 SQ M / 17,287 SQ FT



GARRARD STREET

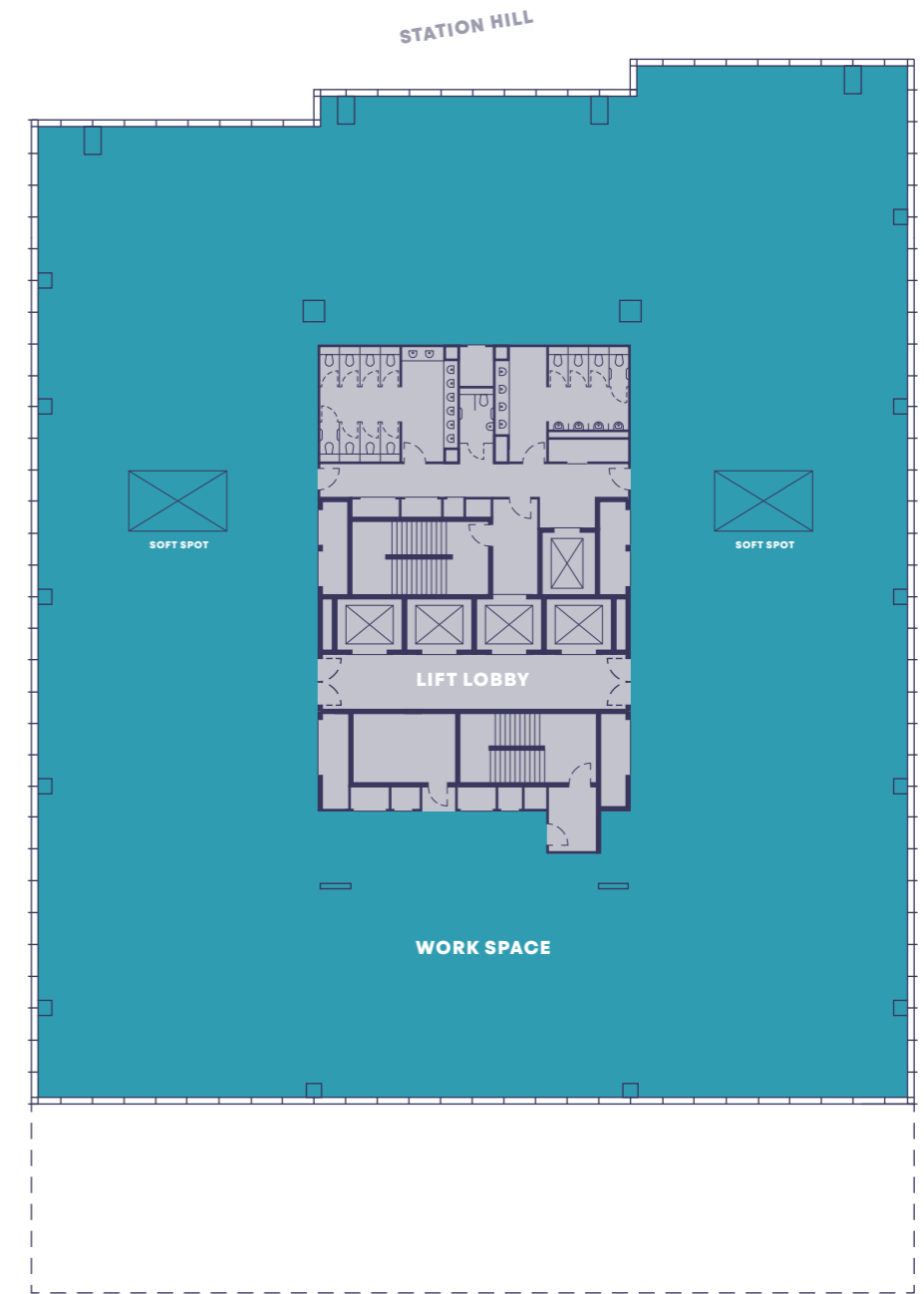


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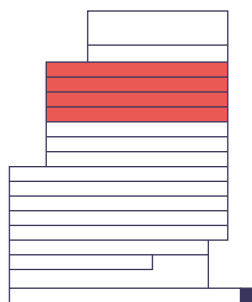


ELEVENTH - FOURTEENTH FLOORS

WORK SPACE 1,662 SQ M / 17,892 SQ FT

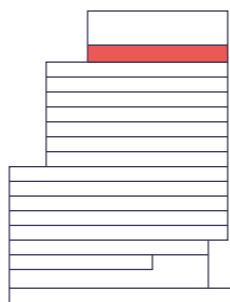
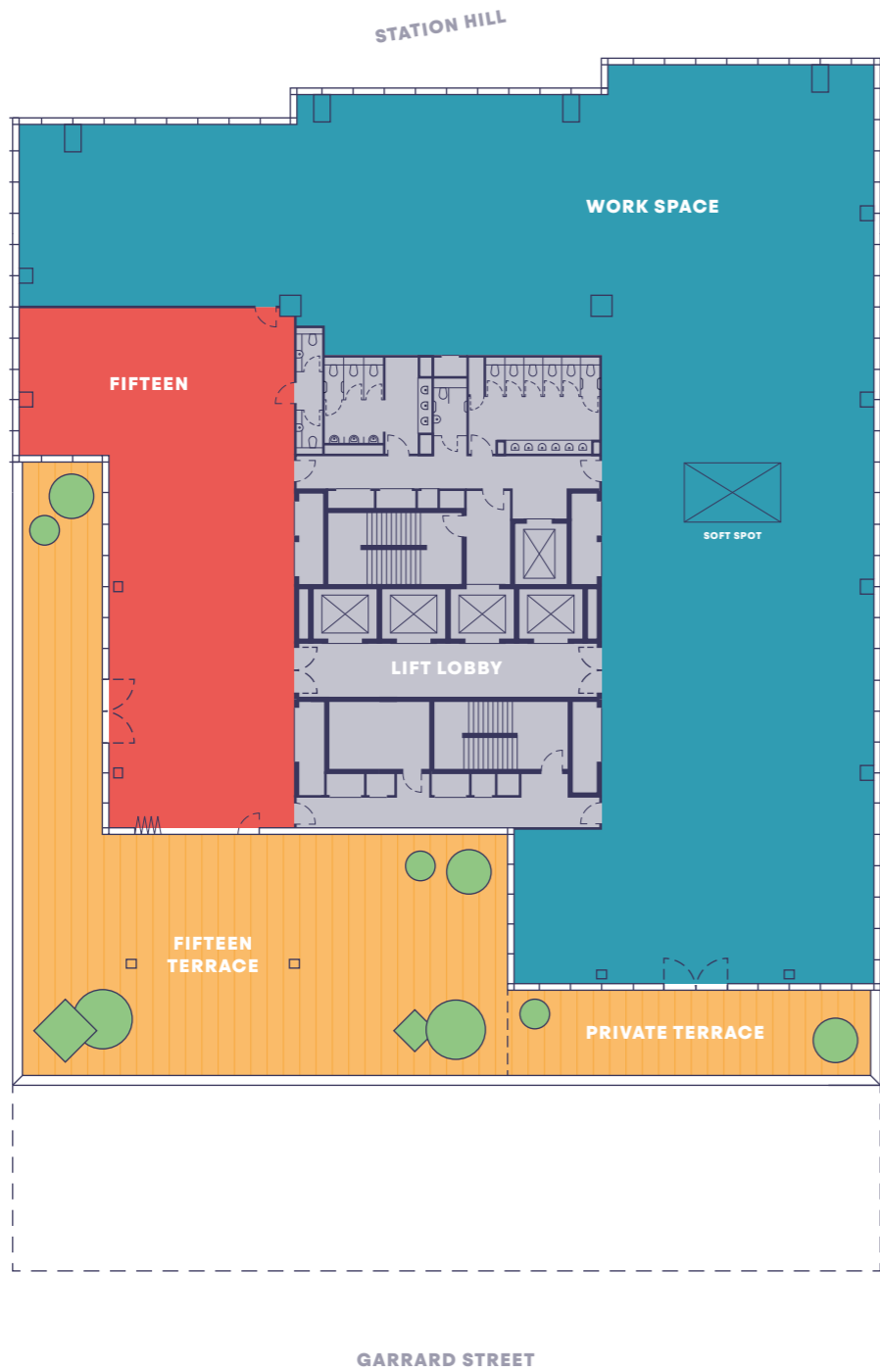


GARRARD STREET



FIFTEENTH FLOOR

WORK SPACE	941 SQ M / 10,130 SQ FT
PRIVATE TERRACE	71 SQ M / 764 SQ FT
FIFTEEN LOUNGE & TERRACE	616 SQ M / 6,632 SQ FT



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



CGI: INDICATIVE 15TH FLOOR - FIFTEEN





CGI: INDICATIVE 15TH FLOOR - FIFTEEN TERRACE

SUMMARY SPECIFICATION

PLANNING GRID

- 1.5 x 1.5m

FLOOR HEIGHTS

- **Ground** = 4.52m floor to u/s soffit
5.0m 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 ready

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

- Eight 26-person destination-controlled lifts
- One Goods lift
- One 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
- Female = 6
- Male = 3 WCs / 3 urinals
- 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

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

Level 01 meeting room

- Approx. 18-person meeting room

GROUND LEVEL

- WCs (Superloos) = 2
- Reception seating = 2 spaces
- 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
- Charging lockers = 36

Female Changing Room

- Lockers = 93
- 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

- Flexible hook arrangements
- Space for shoes and sitting

Gym

- Capacity = 60 maximum occupancy

Tenant Storage Hub

- Amazon Lockers = Approx. 116
- Possible refrigerator space = 4

Waste Room

- Bins = 31 (Office & Retail)

Post Room

- 12 sq m (130 sq ft)

Car Parking

- Up to 500 spaces



A DEVELOPMENT BY

Lincoln



ARCHITECTS

Gensler

MASTERPLAN/
PODIUM ARCHITECT

CALLISONRTKL

LANDSCAPE ARCHITECT

LD&DESIGN

RETAIL CONSULTANT

Distrkt.

FURTHER INFORMATION

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