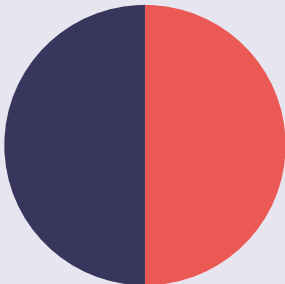


70% LET
Last few floors
remaining



STATION HILL
READING

THE ONE

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.



- | | |
|--|--|
|  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**

K kenvue







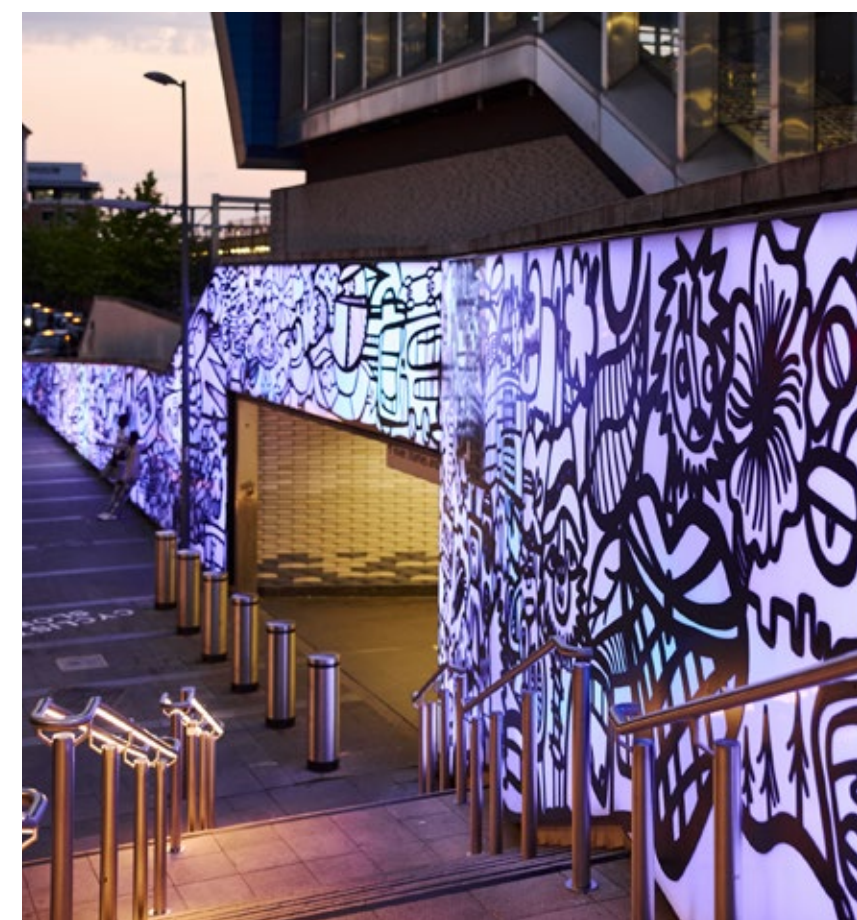


STATION HILL
READING

100-350,000 SQ FT
PRE-LET OPPORTUNITY



PRIMETIME



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

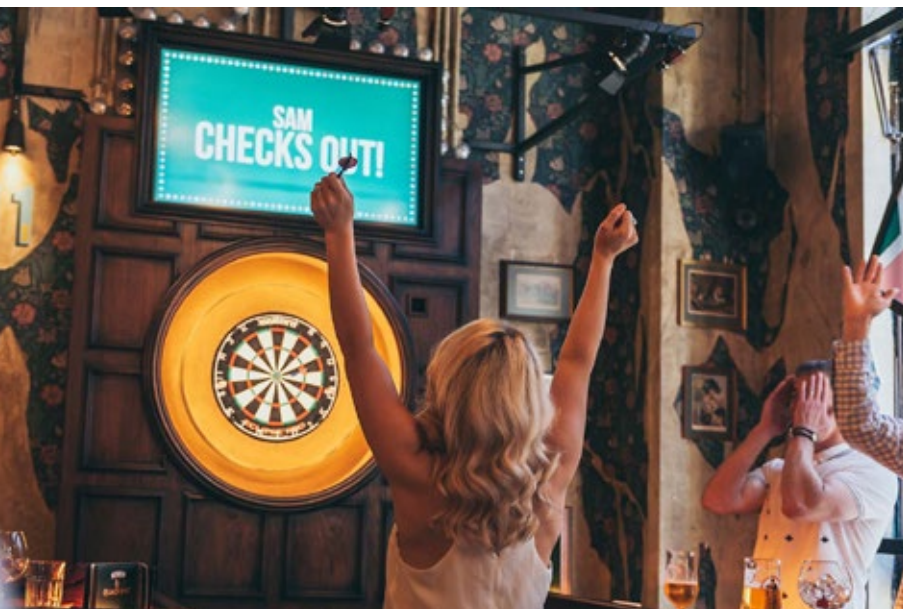
Car parking

UP TO 500 SPACES



- Ebb&Flow Residential apartments, available to let
- Active frontage retail, leisure and F&B space
- Phase 3 residential and office

Wined & dined.



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



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



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.



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



Ebb&Flow
STATION HILL

Find your perfect apartment in Reading.

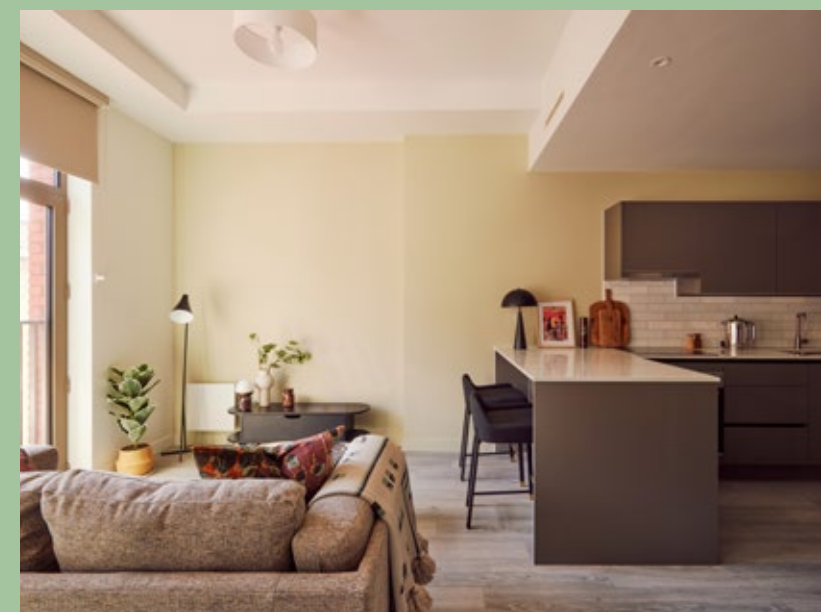
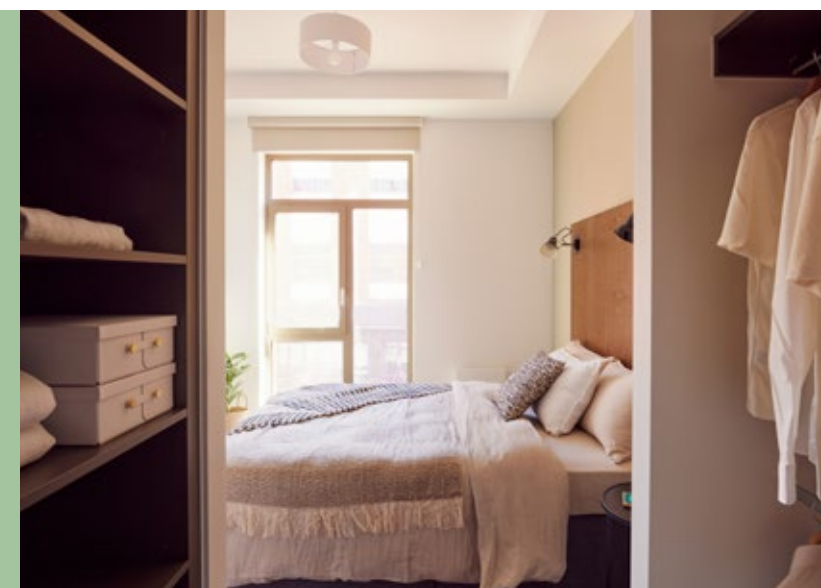
Serviced apartments

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





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.



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



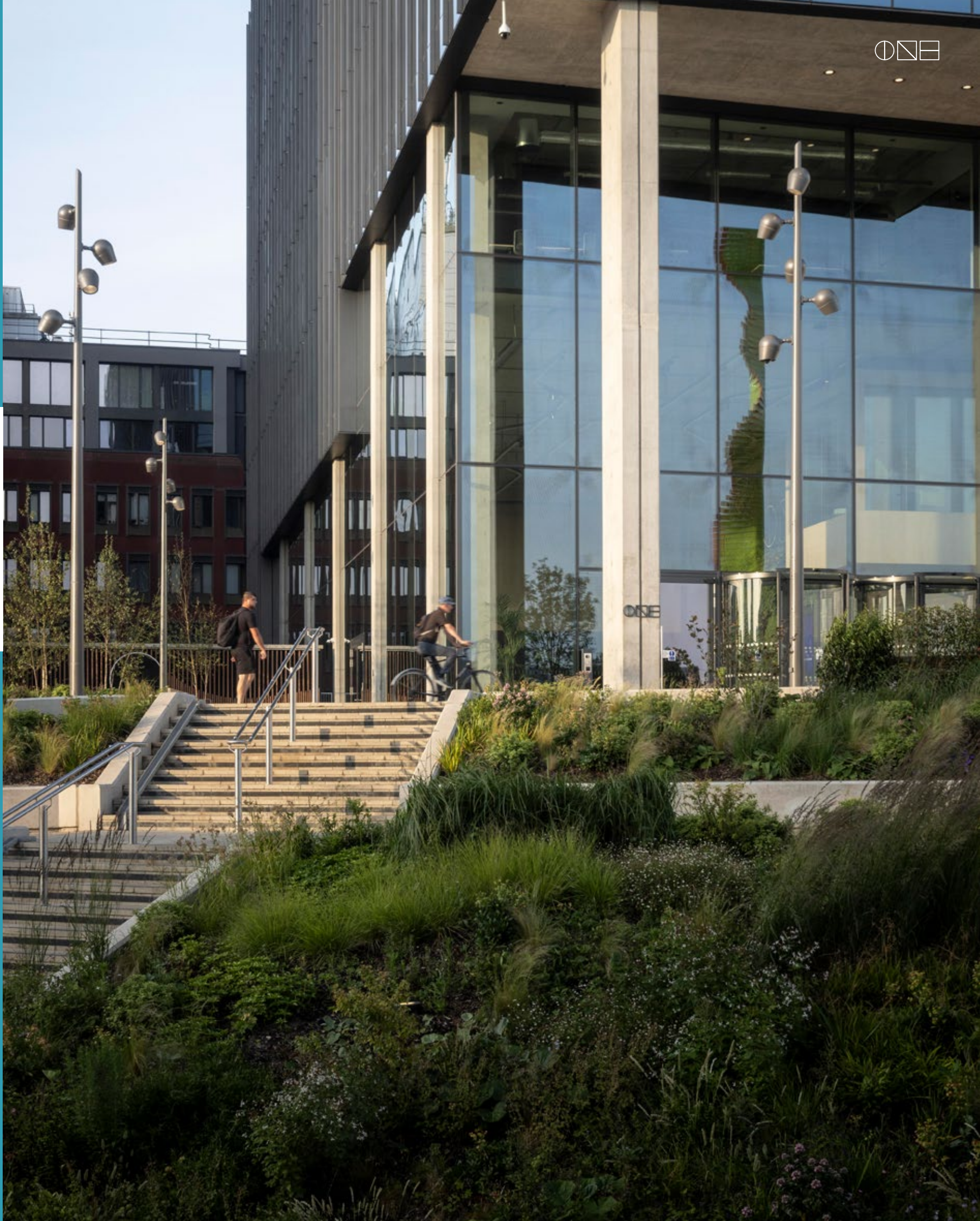
20% more efficient lighting
than BCO standards



10% more efficient glazed
façade than BCO standards



Provision for future heat
network integration

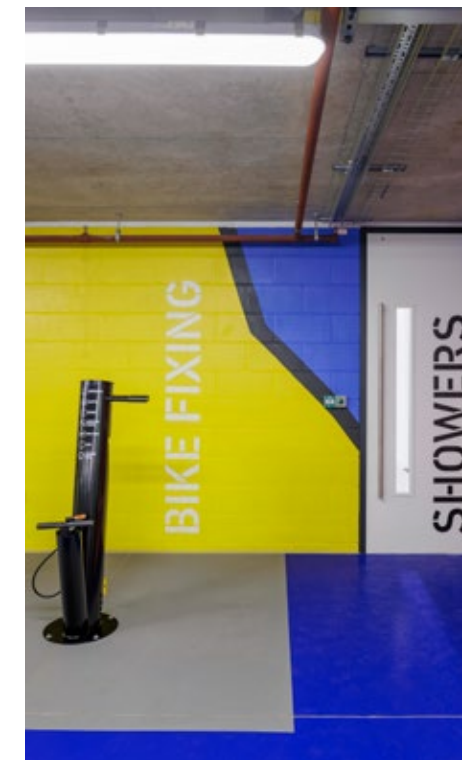




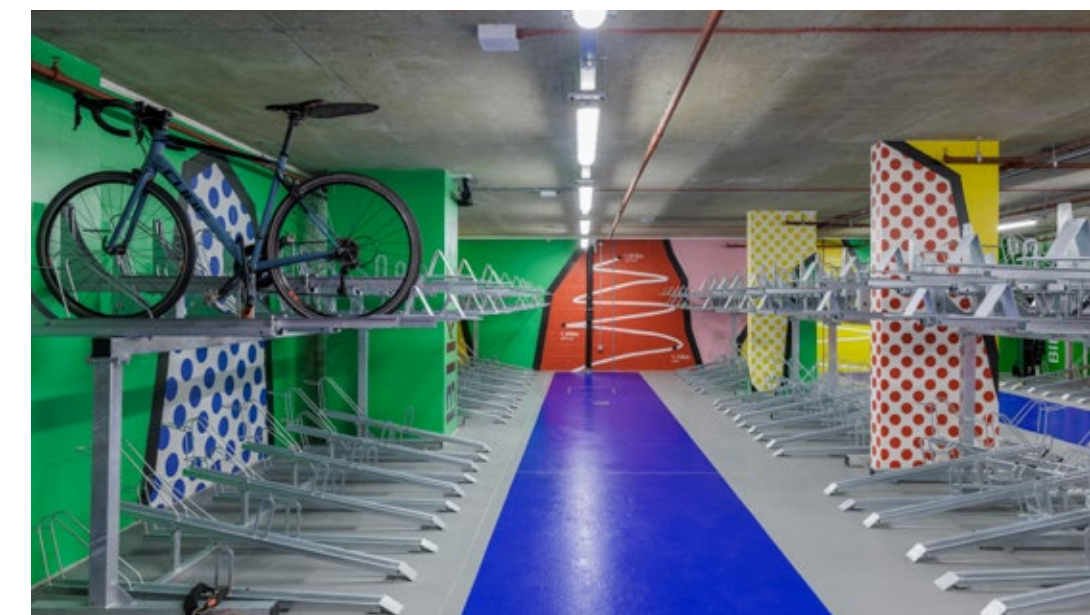
PERFECT SHAPE



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

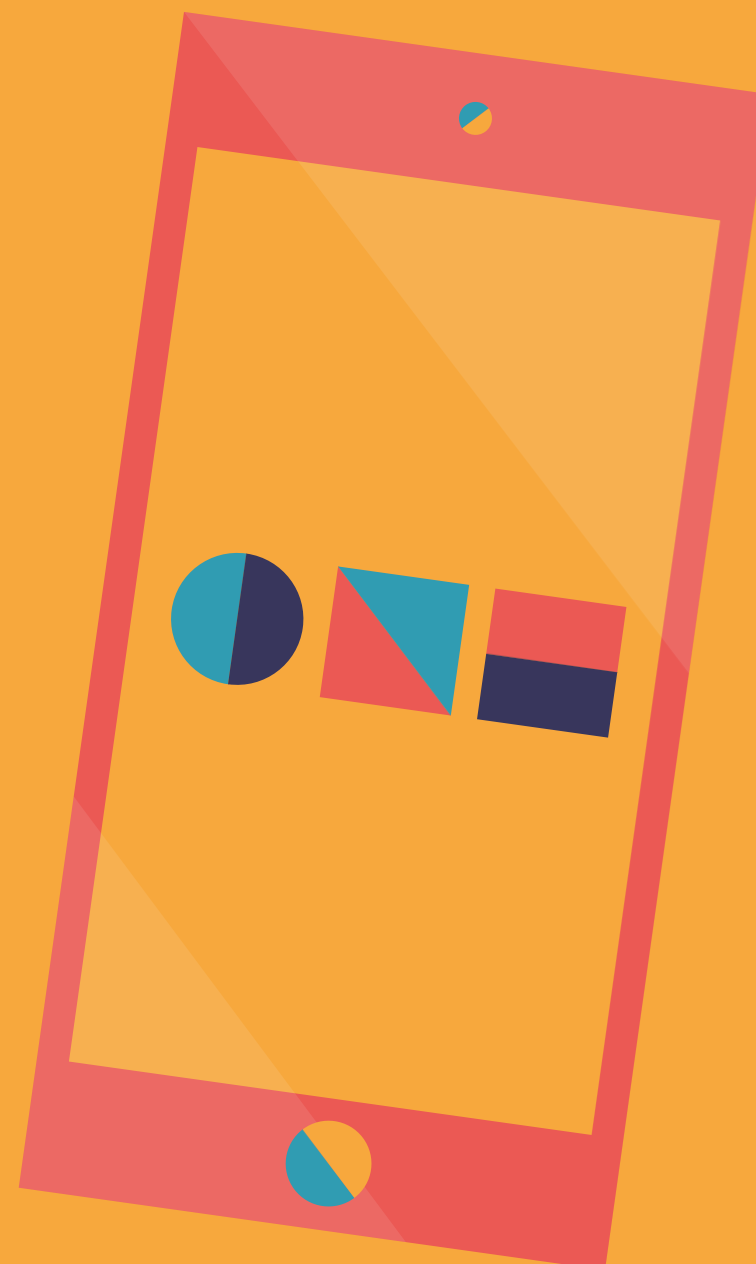


AirRated™

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



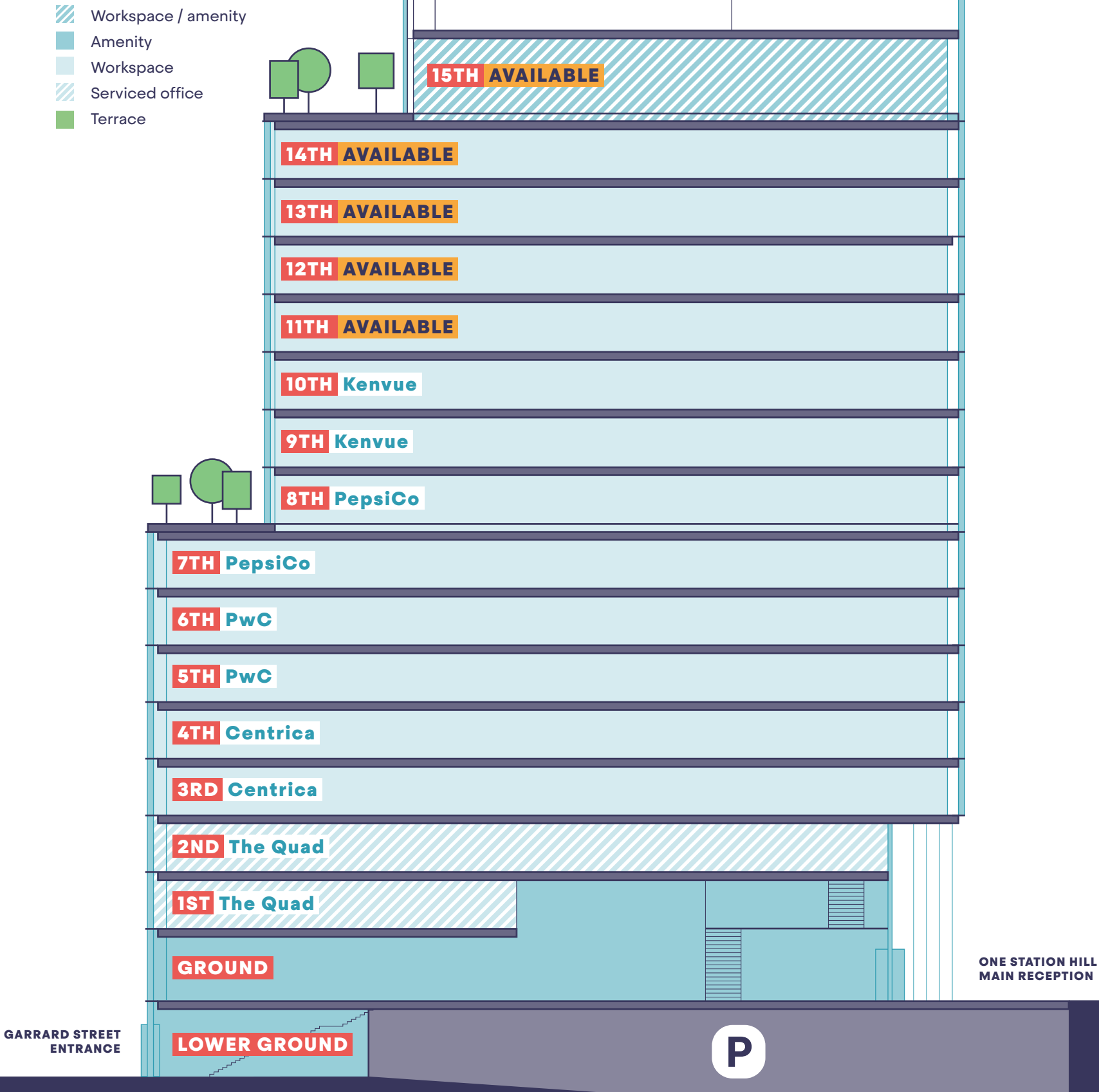
ONE Station Hill offers statement office spaces, built with only the best in mind.

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	571	6,149
	Available	928	9,991
	Plus private terrace	69	743
14TH	Available	1,662	17,886
13TH	Available	1,664	17,912
12TH	Available	1,662	17,890
11TH	Available	1,662	17,890
10TH	Kenvue	1,607	17,299
9TH	Kenvue	1,606	17,291
8TH	PepsiCo	1,605	17,271
	Private terrace	361	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	524	5,640
	Notes, Kawaii & Flight Club	1,247	13,426
LOWER GROUND	Reception	50	538
	Fitness club	170	1,830
	Cycle store / Showers	390	4,200
TOTAL AVAILABLE WORKSPACE		7,578	81,569

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

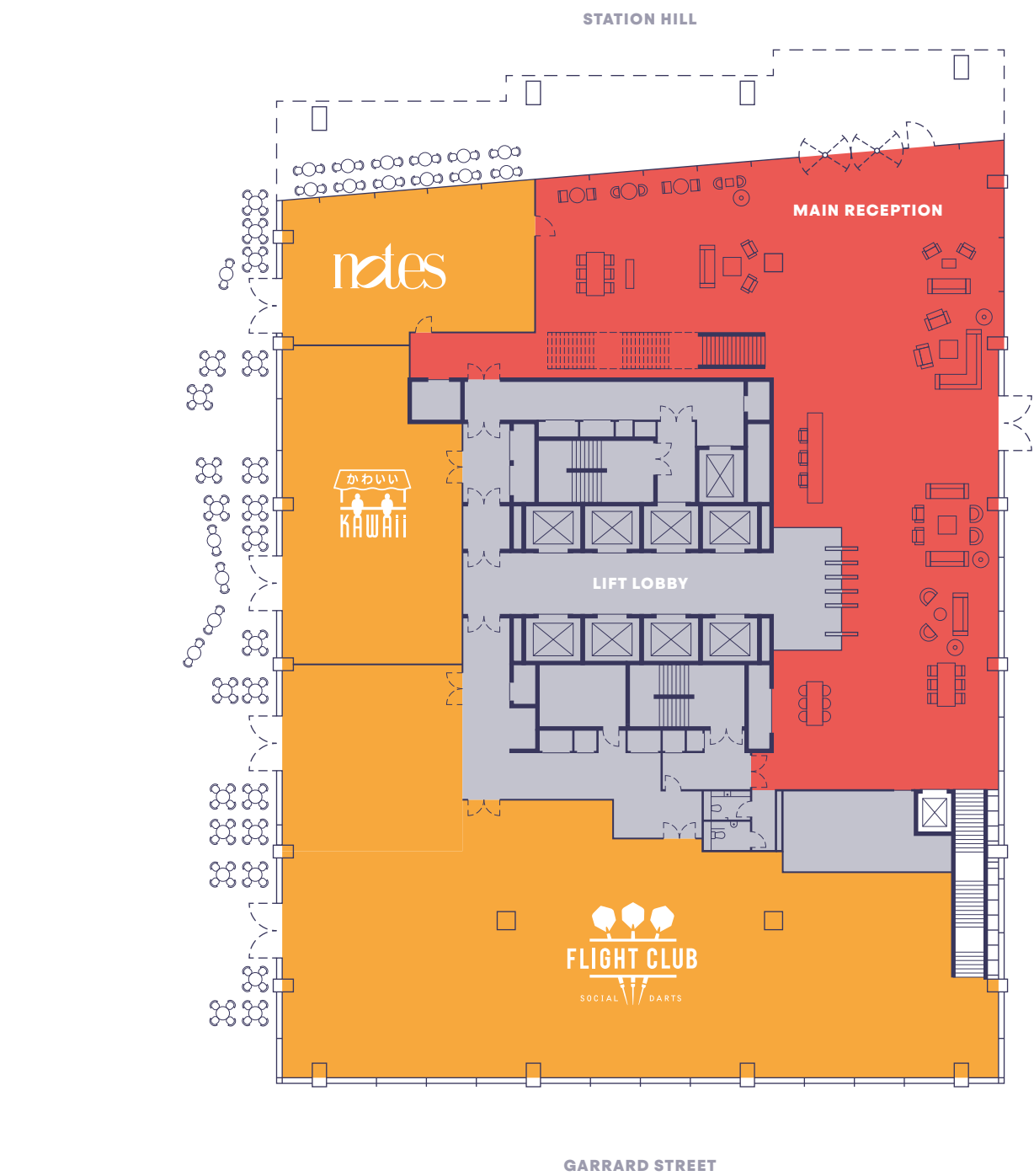


PLAN NOT TO SCALE – INDICATIVE PURPOSES ONLY.
ALL AREAS ARE IPMS3

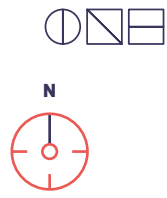


GROUND FLOOR

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



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



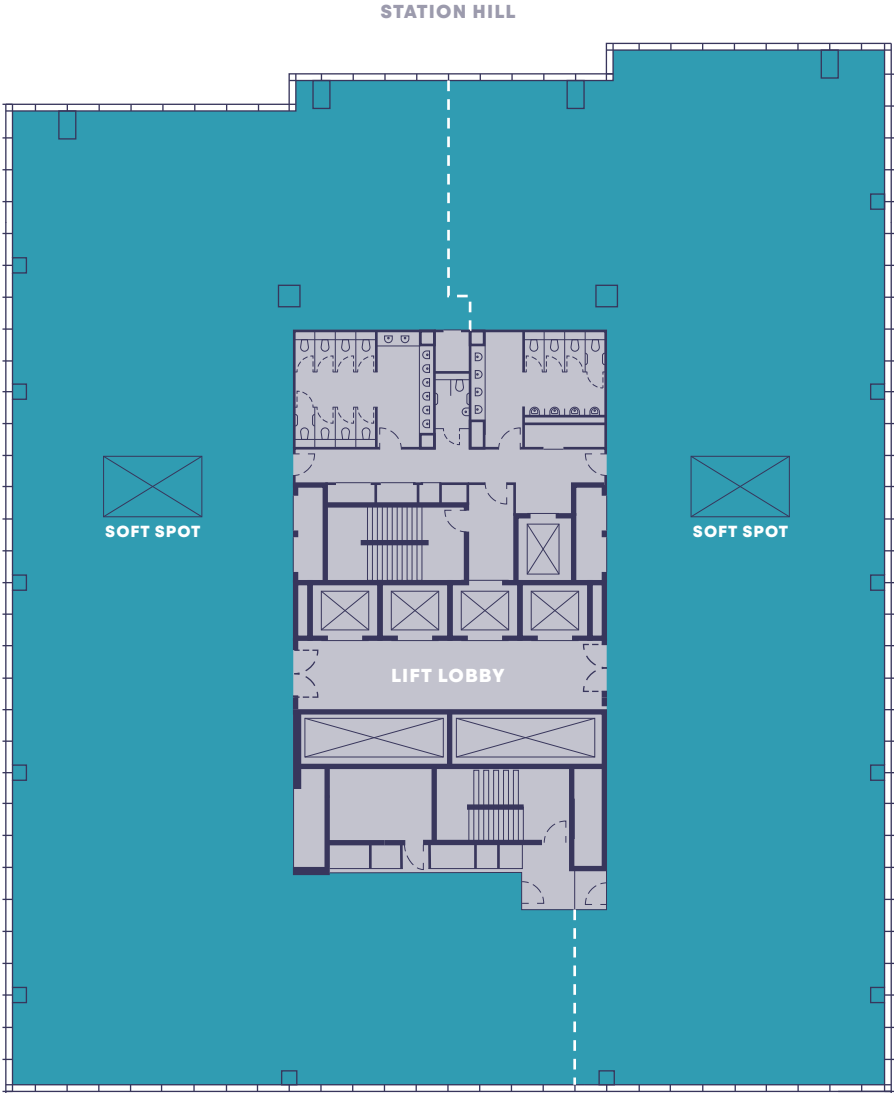
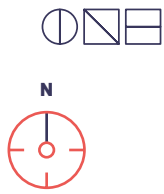




STATION HILL

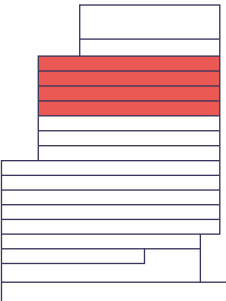
ELEVENTH – FOURTEENTH FLOORS

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



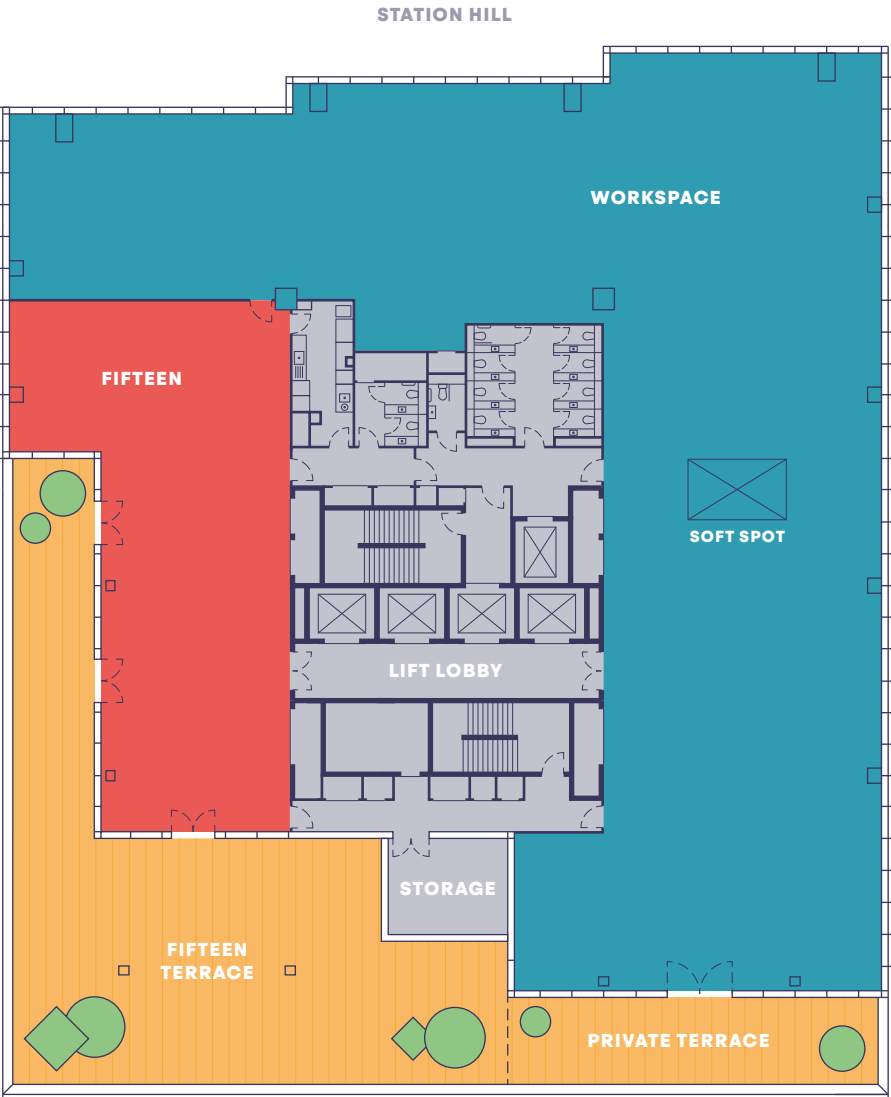
GARRARD STREET

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



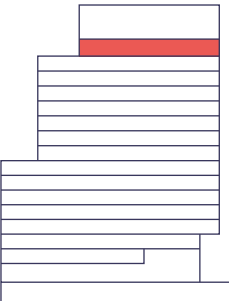
FIFTEENTH FLOOR

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



FLOOR TO CEILING
5.13m

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



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.





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

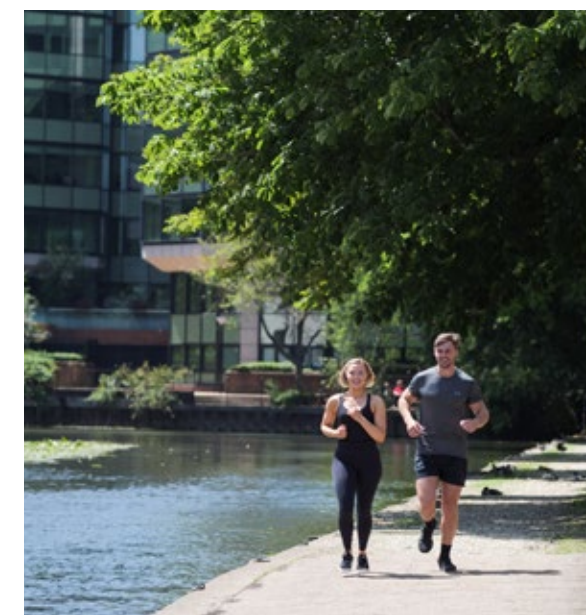
- 01 Blue Collar Food
- 02 Browns Brasserie
- 03 Cerise
- 04 The Cosy Club
- 05 Las Iguanas
- 06 Lola Lo
- 07 London Street Brasserie
- 08 Marugame Udon
- 09 Miller & Carter
- 10 Oakford Social Club
- 11 Osaka
- 12 Pepe Sale
- 13 Royal Tandoori
- 14 Spinners
- 15 The Cocktail Club
- 16 Three Guineas

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

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:

FIRST CLASS



BIRMINGHAM
90 MINS

OXFORD
23 MINS

SWINDON
28 MINS

BRISTOL
53 MINS

DIDCOT
12 MINS

25 mins

**LONDON
PADDINGTON**
24 MINS

BOND STREET
27 MINS

LIVERPOOL STREET
34 MINS

HEATHROW
38 MINS

GUILDFORD
36 MINS



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+

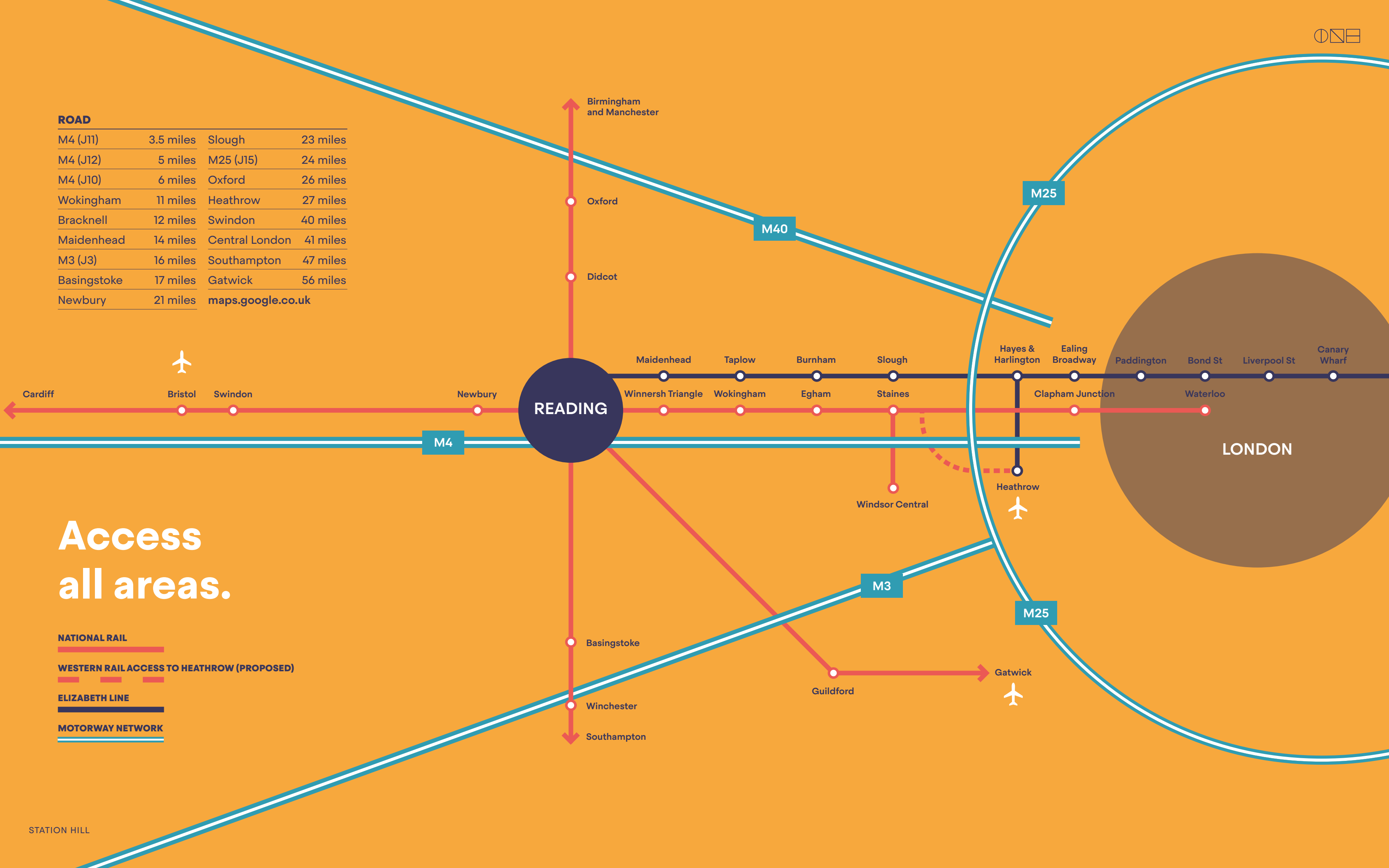
average daily trains
between Reading and
London Paddington
(GWR.com)

20

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

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

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 

ARCHITECTS

Gensler

LANDSCAPE
ARCHITECT

LD&A DESIGN

MASTERPLAN /
PODIUM ARCHITECT

 ARCADIS

FURTHER INFORMATION

hatch

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