

# PHOENIX

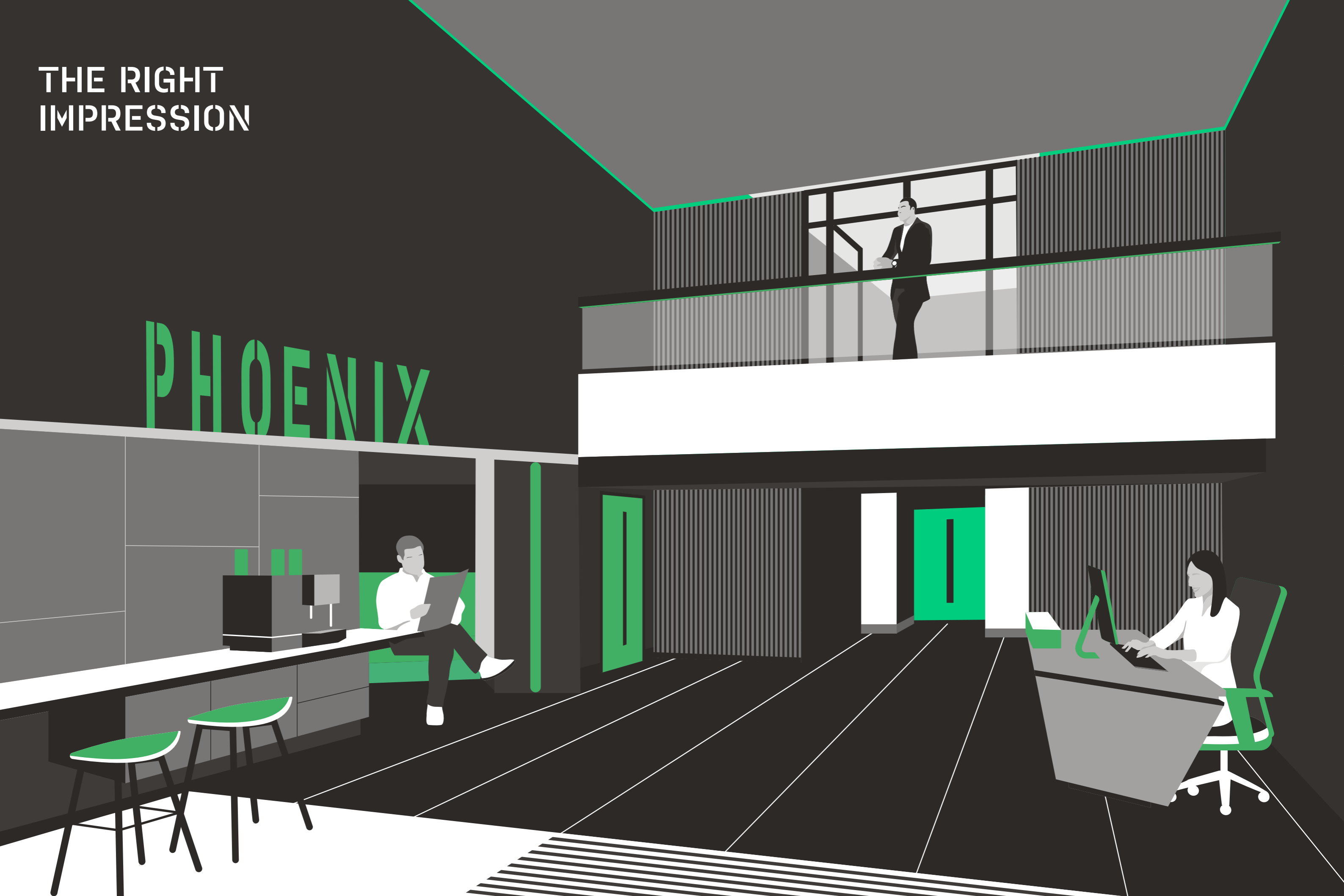
READING

STATION HILL  
READING RG1 1NB

---

THE RIGHT  
IMPRESSION

PHOENIX





Left: Reception  
 Below Left: View of the building  
 from Reading Station  
 Below: Exterior

**Description**

Phoenix is a high quality town centre office building totalling 52,000 sq ft, arranged over ground and five upper floors – featuring a newly refurbished double height reception.

The available part first floor east has undergone a comprehensive refurbishment to offer 4,156 sq ft of fully fitted workspace complete with workstations, meeting rooms and kitchen breakout area.



**JUST 100M**  
 FROM THE NEW  
 READING STATION  
 WITH ELIZABETH  
 LINE CONNECTIONS  
 TO LONDON.

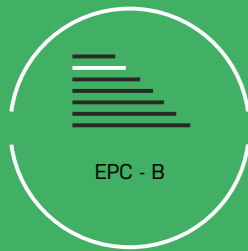


# A HIGHER SPECIFICATION

HIGH-END FINISHES FOR THE MOST DISCERNING OCCUPIER.

Industry commentators state "Phoenix is Reading's most cycle friendly workspace"

### Green Credentials



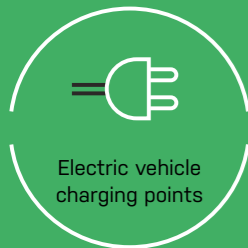
EPC - B



BREEAM Very Good



LED lighting



Electric vehicle charging points

### New Facilities



Secure cycle storage



Showers, lockers and drying room

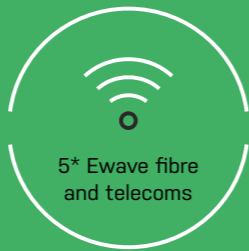


New reception facilities



Building Management online portal

### Specification



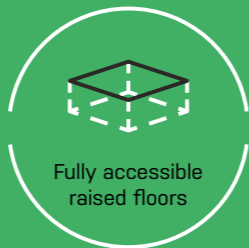
5\* Ewave fibre and telecoms



3 x 10 person passenger lifts



Air conditioning



Fully accessible raised floors

### Quality Building



Excellent natural light



Feature double height reception



Flexible and efficient floor plates



On-site parking ratio 1:978 sq ft

Clockwise from top left: Basement lockers, Reception wayfinding, Typical shower, Secure cycle storage, Way finding, Car parking



# MAKE YOUR MARK

READY FOR AN OCCUPIER TO MOVE IN RIGHT AWAY

### Move in with ease

The fitted out floor, whilst retaining flexibility, features a contemporary and functional open plan kitchen, breakout areas, meeting rooms and a number of open plan desks in situ.

The space has been designed to enable occupiers to move into the space quickly without installation delays.



BREAKOUT AREA 1ST FLOOR SUITE

# SPACE THAT WORKS



KITCHEN/BREAKOUT 1ST FLOOR SUITE

### Accommodation

The part first floor east has been refurbished to a high standard, offering superb open plan office space.

FLOOR	SQ M	SQ FT
Fifth west		MarketCast
Fifth east		Simpro
Fourth		Apex Group
Third		XPS Pensions Group
Second		XPS Pensions Group
First west		Samsung
<b>First east</b>	<b>386</b>	<b>4,156</b>
<b>TOTAL</b>	<b>386</b>	<b>4,156</b>

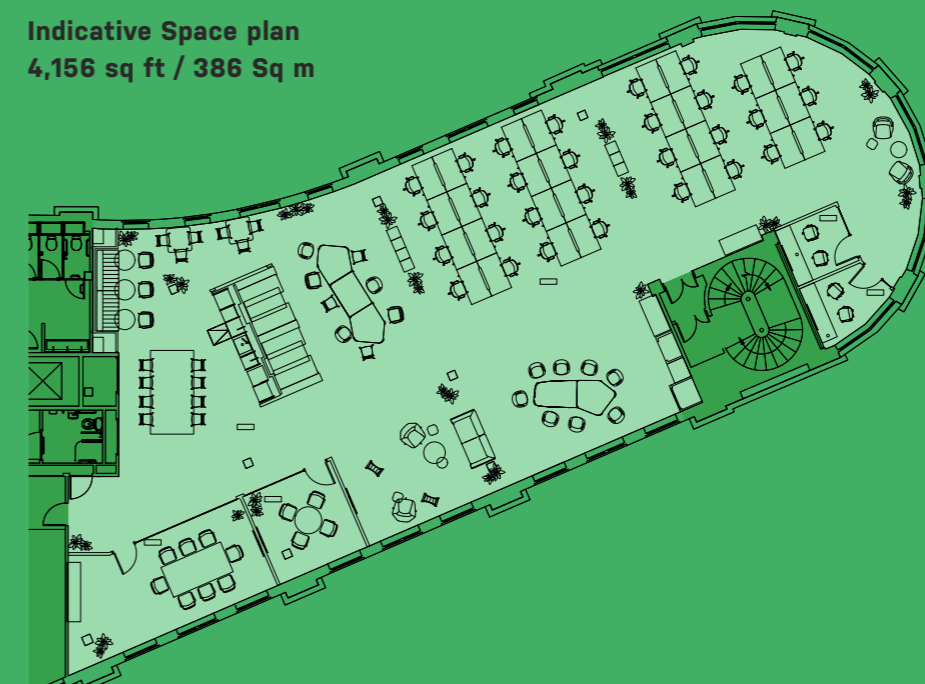
\*Measurements are IPMS3.



BREAKOUT AREA 1ST FLOOR SUITE

## 1ST FLOOR EAST

Indicative Space plan  
4,156 sq ft / 386 Sq m



For indicative purposes only. Not to scale.  
Floor measurements are IPMS3 areas.

- Office
- Core

Workstations	30
Agile workstations	26
4 person meeting room	1
8 person meeting room	1
4 person booths	2
Collaboration space	1
Touchdown area	1
Phone booths	2
Kitchen / breakout	1

**Total occupancy** 56  
**Occupancy ratio** 1:7 Sq M



1ST FLOOR SUITE



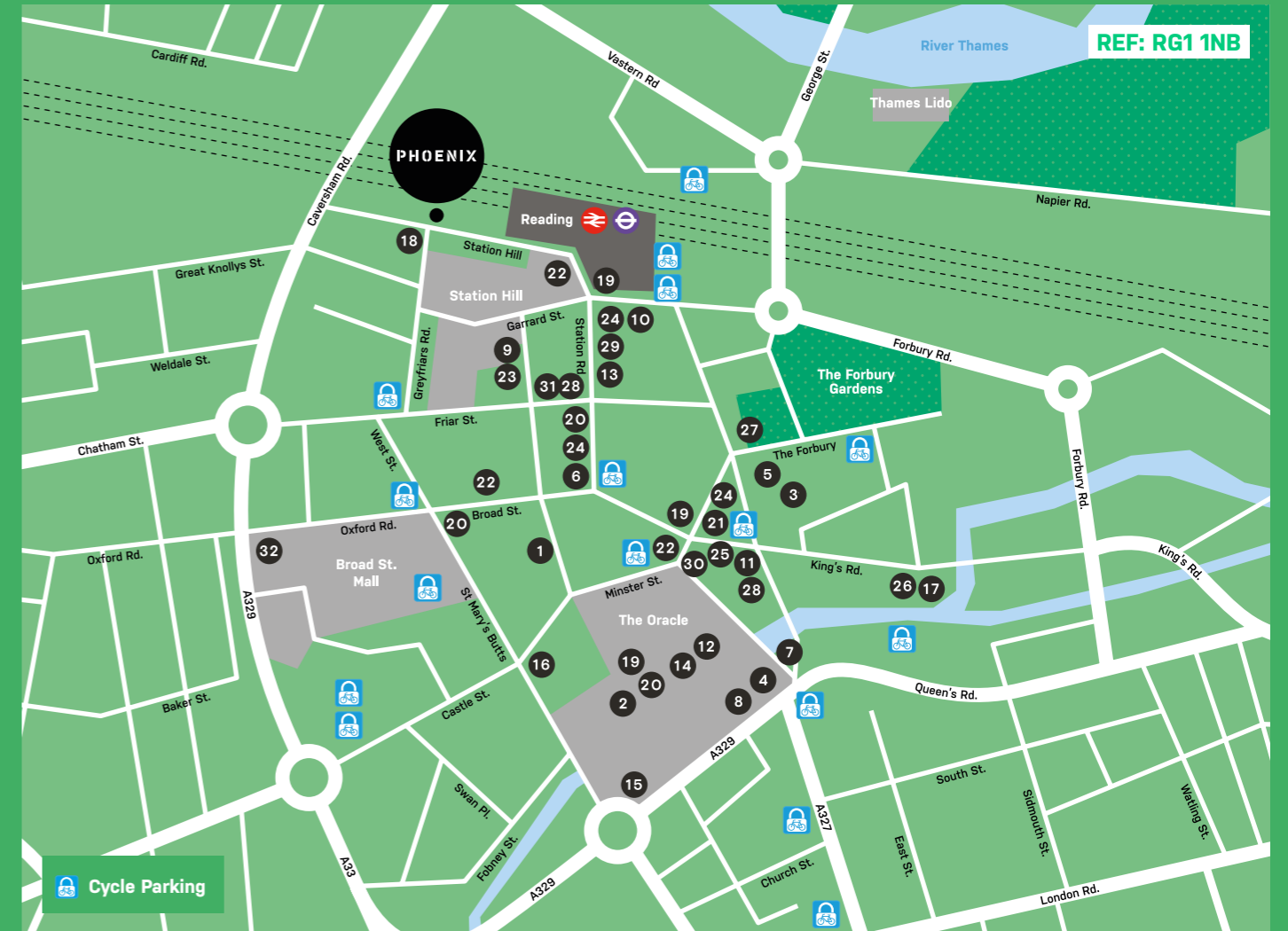
1ST FLOOR SUITE

# PHOENIX



## Local Area

Reading features an illustrious mix of restaurants, coffee shops, bars and retailers offering everything you'll need from breakfast on-the-go to evening fine dining. You really do have it all on the doorstep.



## RIGHT ON THE DOORSTEP

POP-UPS,  
RESTAURANTS,  
BARS &  
BOUTIQUES.

Clockwise from top left:  
Bill's  
Thames Lido  
The Botanist  
The Forbury  
C.U.P.  
The Three Guineas  
Pho  
The River Thames



### Bars & Restaurants

- 01 Bill's
- 02 Café Rouge
- 03 Carluccio's
- 04 Côte Brasserie
- 05 Forbury's Restaurant
- 06 Itsu
- 07 London Street Brasserie
- 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

# STATION HILL DEVELOPMENT

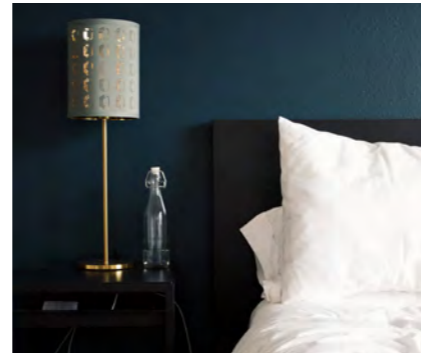
A 2 ACRE THRIVING PUBLIC REALM FOR BUSINESS & LEISURE



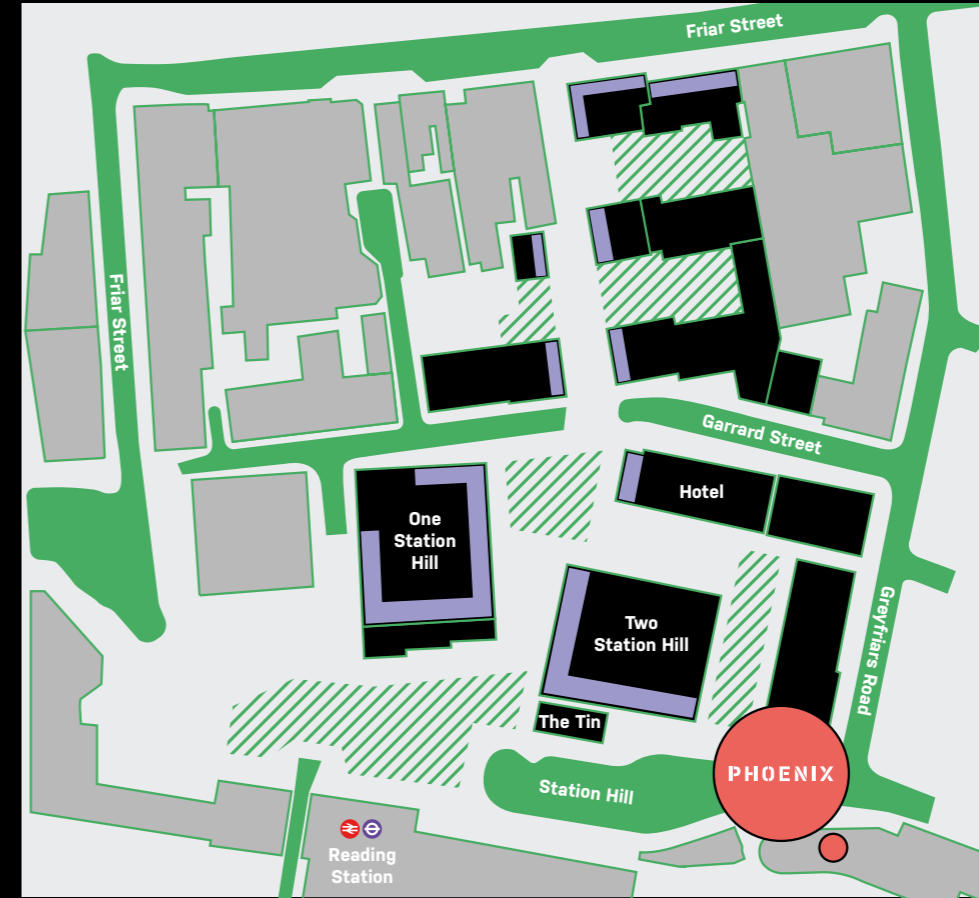
95,000 SQ FT OF NEW RETAIL, LEISURE AND F&B SPACE.



TWO ACRES OF LANDSCAPED AND MANAGED PUBLIC SPACE.



A BRAND NEW HOTEL AND 1,300 NEW HOMES.



## SITE PLAN

PHASES 1&2  
COMPLETION  
AUTUMN 2024

- Buildings
- Retail / Leisure
- Roads
- Parks / Landscaping



NORTH

Site Plan for indicative purposes only.  
Not to scale.



# AMONGST THE BIG NAMES

AN ENVIABLE LOCATION THAT MAKES SENSE.



**13**  
OF THE WORLD'S TOP 30 BRANDS ARE HERE

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



Above: River Thames  
Above Right: Reading Station

### Reading

Reading has long been renowned with being one of the best places to live and work in the UK, this is based key indicators such as wellbeing, employment, health, income and skills\*.

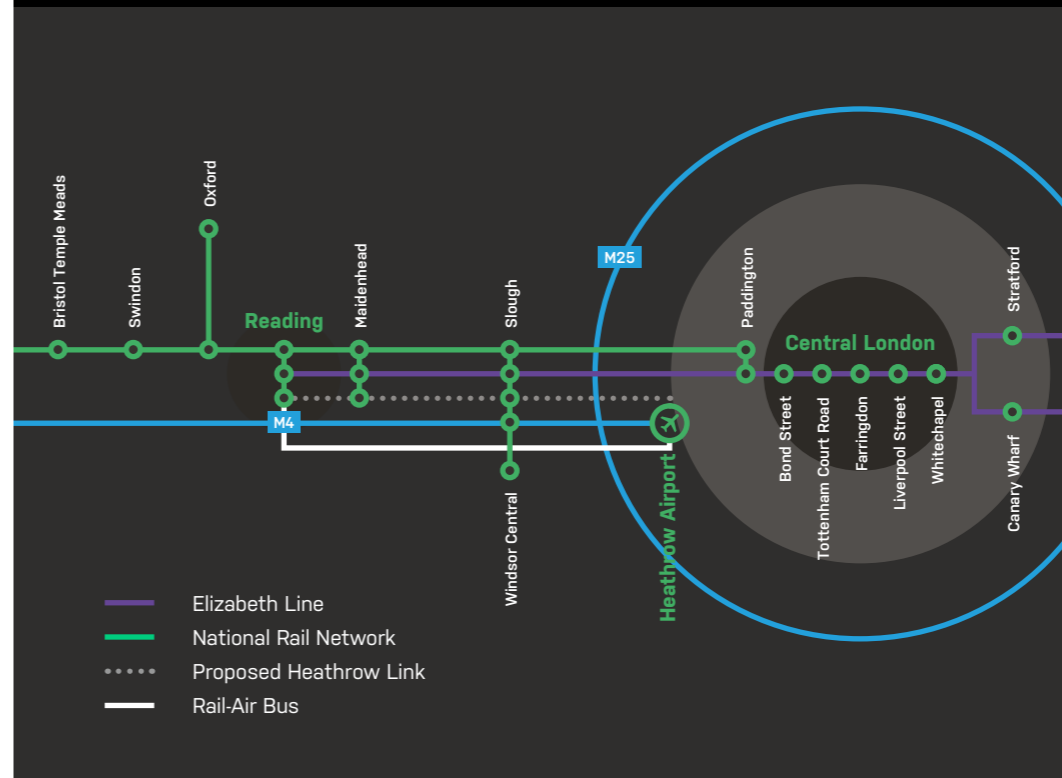
**1ST**  
PWC GROWTH REPORT FOR CITIES IN THE UK\*

**2ND**  
MOST PROSPEROUS CITY IN THE UK\*\*

\* PWC Good Growth Cities Index 2017. \*\* Barclays UK Prosperity Map. \*\*\* livingreading.co.uk



**Local Occupiers**



### By Road

With easy access to the M4 at three junctions, Reading is ideally positioned to take advantage of the wider national motorway network and the M25.

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

## RIGHT ON TIME

READING TO LONDON IN 27 MINS.

<b>01</b> minute walk	<b>27</b> minutes	<b>30*</b> minutes
Reading	Paddington	Bond St
<b>37*</b> minutes	<b>39*</b> minutes	<b>46*</b> minutes
Farringdon	Liverpool St	Canary Wharf

### By Rail

Heathrow Airport will be even easier to reach once a new £500m rail link is complete, this will mean passengers will no longer have to travel via London Paddington to reach the airport by train. The Elizabeth Line from Reading station has reduced travel times into Central London and beyond.

Journey times taken from the building. Source: TfL  
\*Times calculated from a combination of National Rail and Elizabeth Line.



PHOENIX

ELIZABETH LINE

STATION HILL  
READING RG1 1NB

---

**CONTACT**

---

 HanoverGreen  
**020 3130 6400**  
hanovergreen.co.uk

**James Shillibeer**  
07824 663 594  
jshillabeer@hanovergreen.co.uk

**Andy Tucker**  
07721 260 545  
atucker@hanovergreen.co.uk

**hatch**  
0118 933 1303  
hatch-re.com

**Tom Fletcher**  
07752 127 413  
tom@hatch-re.com

**Charlie Benn**  
07563 383 443  
charlie@hatch-re.com

---

Misrepresentations Act 1967: Whilst all the information 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. May 2026.

Designed by **Cre8te** – 020 3468 5760 – cre8te.london

**PHOENIXREADING.SPACE**

