### TAKING YOUR BUSINESS TO NEW HEIGHTS

### THE BEADE BEADE ABBEY SQUARE / READING / RG1 3BD

www.thebladereading.com

## THE BLADE

## Reading's Most Iconic Office Building

High quality grade A office accommodation



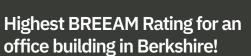
The Blade is a landmark building located in Reading providing 110,990 sq ft of high quality office accommodation including striking views and numerous local amenities and shops. The building also includes a professional business lounge and co-working space, there are meeting rooms available and serviced office facilities also on site.

## **GRADE A** SPECIFICATION



B









## **THE BLADE**

### The Essentials



Fully fitted offices available

LED lighting with PIR sensors



Fully accessible raised flooring



Meeting rooms available



**REGO electricity supply** 



Shower facilities



Onsite parking & bike storage



Lounge & concierge facilities



Outdoor terrace



The landlord contributes to Ecologi





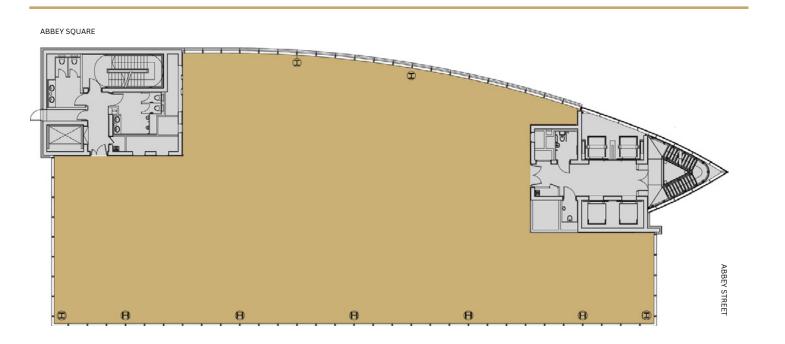
 $\overline{A}$ 

Regular occupier events including yoga classes, charitable initiatives and business networking

### Rent a bike scheme

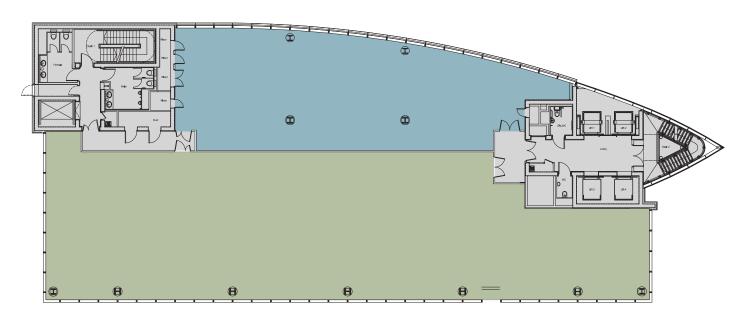
### **TYPICAL FLOOR PLANS**

### **TYPICAL FLOOR PLATE** 8,407 SQ FT



### **TYPICAL SPLIT FLOOR PLATE**

NORTH SIDE 2,600 – 3,800 SQ FT SOUTH SIDE 4,600 – 5,800 SQ FT



### **FLEXIBLE SPACES**

SUITE	TENANT	AVAILABILITY	
Ground Floor	Kaplan Financial Limited		
Part 1st Floor - North	Kaplan Financial Limited		
Part 1st Floor - South	Vacant	4,296 sq ft / 399 sq m	
Part 2nd Floor - North	Agility DSG UK Limited		
Part 2nd Floor - South	Vacant	5,006 sq ft / 465 sq m	
3rd Floor	Pure Offices Reading Limited		
4th Floor	Pure Offices Reading Limited		
Part 5th Floor - North	Northwood Real Estate Limited	Northwood Real Estate Limited	
Part 5th Floor - South	Occuity Limited		
Part 6th Floor - North	Altitude Angel Limited	Altitude Angel Limited	
Part 6th Floor - South	Hays Specialist Recruitment Limite	Hays Specialist Recruitment Limited	
Part 7th Floor - North	Gleeson Recruitment Limited		
Part 7th Floor - South	TrustID Limited	TrustID Limited	
8th Floor	Ascential Group Limited	Ascential Group Limited	
9th Floor South	Ascential Group Limited	Ascential Group Limited	
9th Floor North	Vacant	3,622 sq ft / 336 sq m	
10th Floor	Stantec UK Limited		
11th Floor	Vacant	8,407 sq ft / 781 sq m	
12th Floor	Vacant	8,406 sq ft / 781 sq m	
13th Floor - North	Micro Systemation Limited		
13th Floor - South	IBB Law LLP		



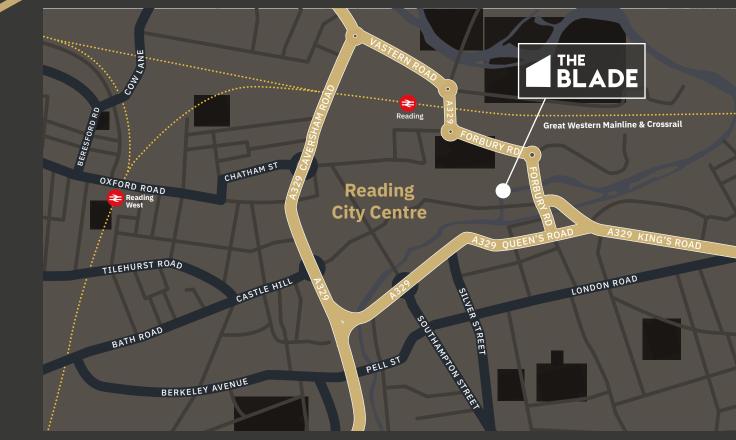
# BLADE





### Reading

Reading benefits from having The Oracle Shopping Centre which includes various high street shops & amenities, to name a few these include cinema, music, arts & sports facilities. Reading also has excellent dining & social amenities such as Bella Italia, Itsu, Wagamama, The Botanist and more.







Reading projected to overtake Manchester as the UK's fastest growing location

Ernst & Young







6th best qualified in the UK 

### Top 5 city for economic growth 'nΠI

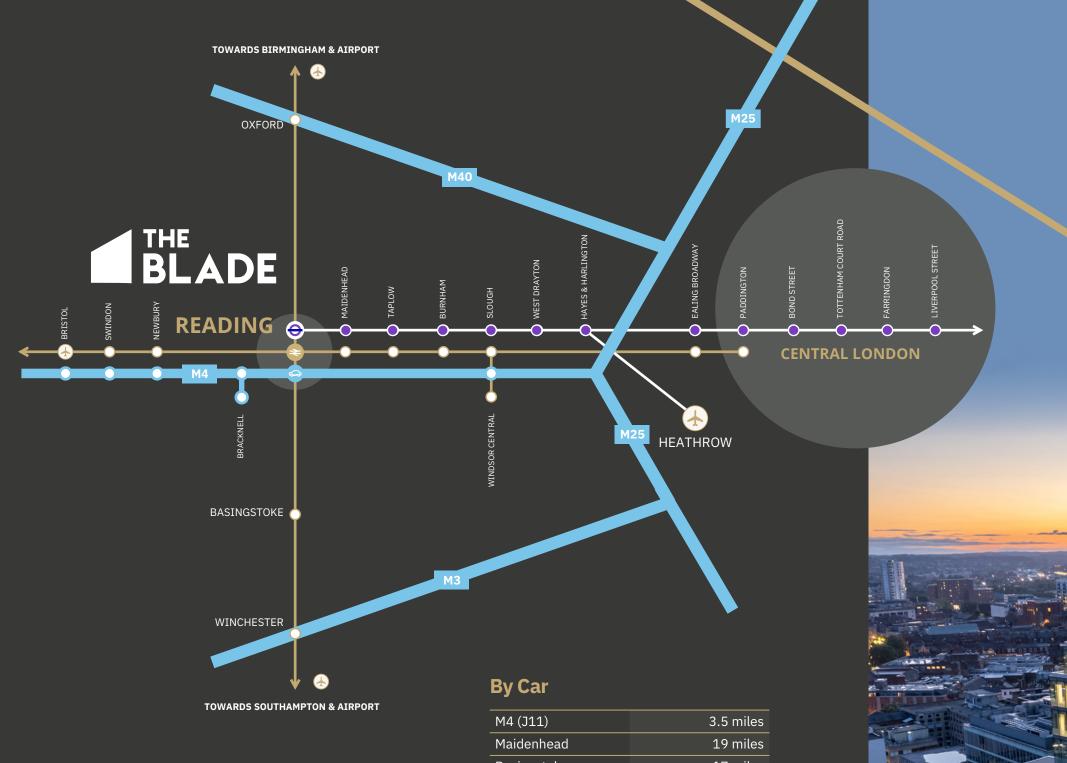




**13** of the world's top 30 brands based in Reading







### Location

Reading provides a great location within close proximity to London & Birmingham. Central London is easily accessible by train within 24 minutes, other locations such as Maidenhead, Slough & Oxford are also accessible via Train. With Jc11 of the M4 only 3 miles away these locations are also accessible via car.

M4 (J11)	3.5 miles	
Maidenhead	19 miles	
Basingstoke	17 miles	
M25 (J15)	24 miles	
Oxford	26 miles	
Heathrow	27 miles	
Central London	44 miles	
Bristol	81 miles	
Birmingham	103 miles	

### By Rail

Maidenhead	12 mins
Oxford	23 mins
Paddington	24 mins
Bristol	53 mins
Heathrow Via Railair	38 mins
Birmingham	93 mins



### STRATEGICALLY LOCATED, READING IS ONLY 24 MINUTES FROM CENTRAL LONDON BY TRAIN

### THE BLADE

### Terms

upon application

www.thebladereading.com

### **Further Information**

For further information or to arrange a viewing please contact the agents:

Harry Bevins 07725 277 556 harrybevins@haslams.co.uk

Georgia Fearn 07512 333 297 georgiafearn@haslams.co.uk



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

Tom Fletcher 07752 127413 tom@hatch-re.com



Andy Nixon 07973 924947 andy.nixon@knightfrank.com

Roddy Abram 07899 00108 roddy.abram@knightfrank.com



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