

**TAKING YOUR
BUSINESS TO
NEW HEIGHTS**



**THE
BLADE**

ABBAY SQUARE / READING / RG1 3BD

www.thebladereading.com

Reading's Most Iconic Office Building

High quality grade A office
accommodation



Description

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

EPC
'B' rating



BREEAM®
Very good

Highest BREEAM Rating for an office building in Berkshire!



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



[web link](#)



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

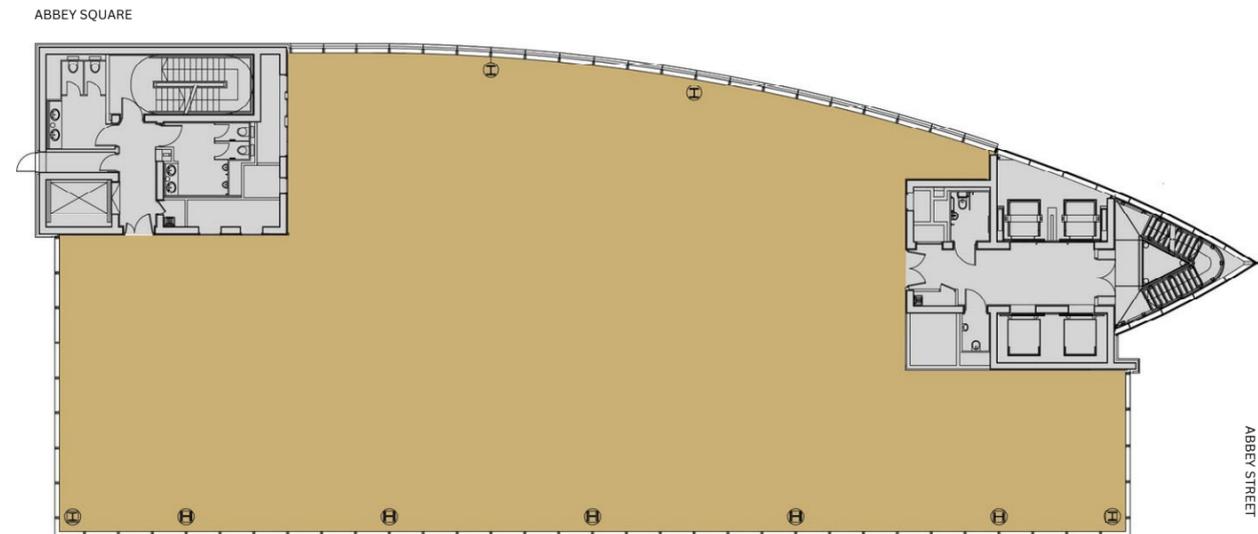


Free rent a bike scheme

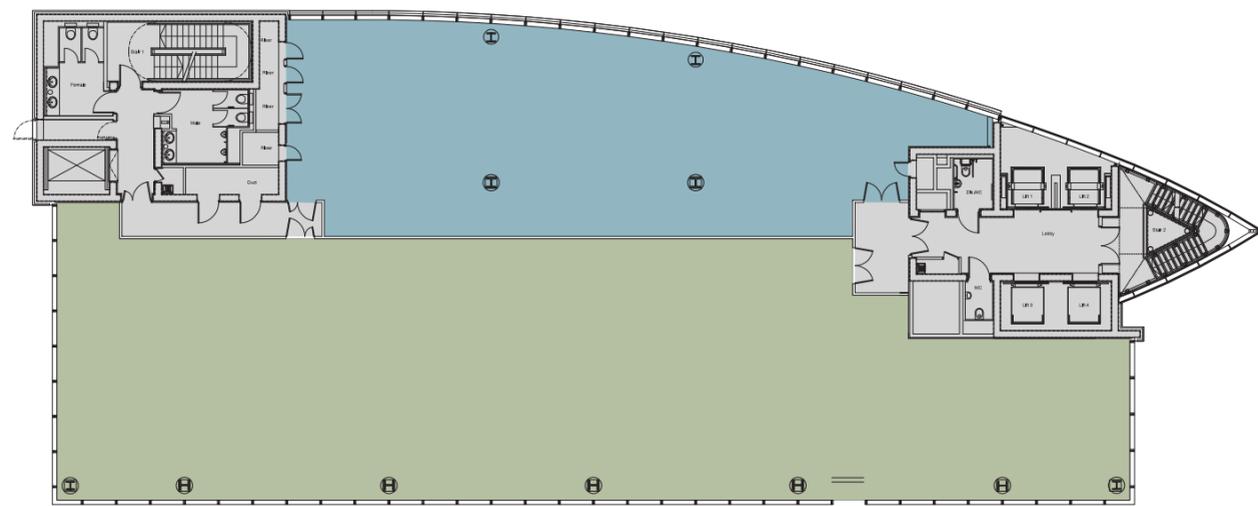


TYPICAL FLOOR PLANS

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



AVAILABLE OFFICE SPACE
 CORE
 NORTH SIDE
 SOUTH SIDE

FLEXIBLE SPACES

SUITE	TENANT	AVAILABILITY
Ground Floor	Kaplan Financial Limited	
Part 1st Floor - North	Kaplan Financial Limited	
Part 1st Floor - South	Premier Recruitment	
Part 2nd Floor - North	Agility DSG UK Limited	
Part 2nd Floor - South	Schweitzer Engineering Laboratories	
3rd Floor	Pure Offices Reading Limited	
4th Floor	Pure Offices Reading Limited	
Part 5th Floor - North	Northwood Real Estate Limited	
Part 5th Floor - South	Occuity Limited	
Part 6th Floor - North	Vacant - Fitted	2,608 sq ft / 242 sq m
Part 6th Floor - South	Vacant - Fitted	5,500 sq ft / 511 sq m
Part 7th Floor - North	Gleeson Recruitment Limited	
Part 7th Floor - South	TrustID Limited	
8th Floor	Vacant	8,406 sq ft / 781 sq m
9th Floor North	Orion Pharma	
9th Floor South	Vacant - Fitted	4,471 sq ft / 415 sq m
10th Floor	Stantec UK Limited	
11th Floor	Vacant - Fitted	8,407 sq ft / 781 sq m
12th Floor	Knights Professional Services	
13th Floor - North	Micro Systemation Limited	
13th Floor - South	Vacant - Fitted	4,322 sq ft / 412 sq m





Top 10
places to live
in the UK



6th
best qualified
workforce
in the UK

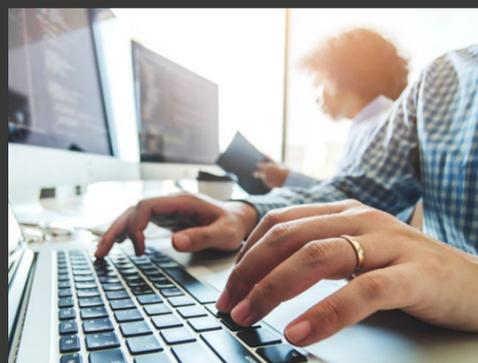
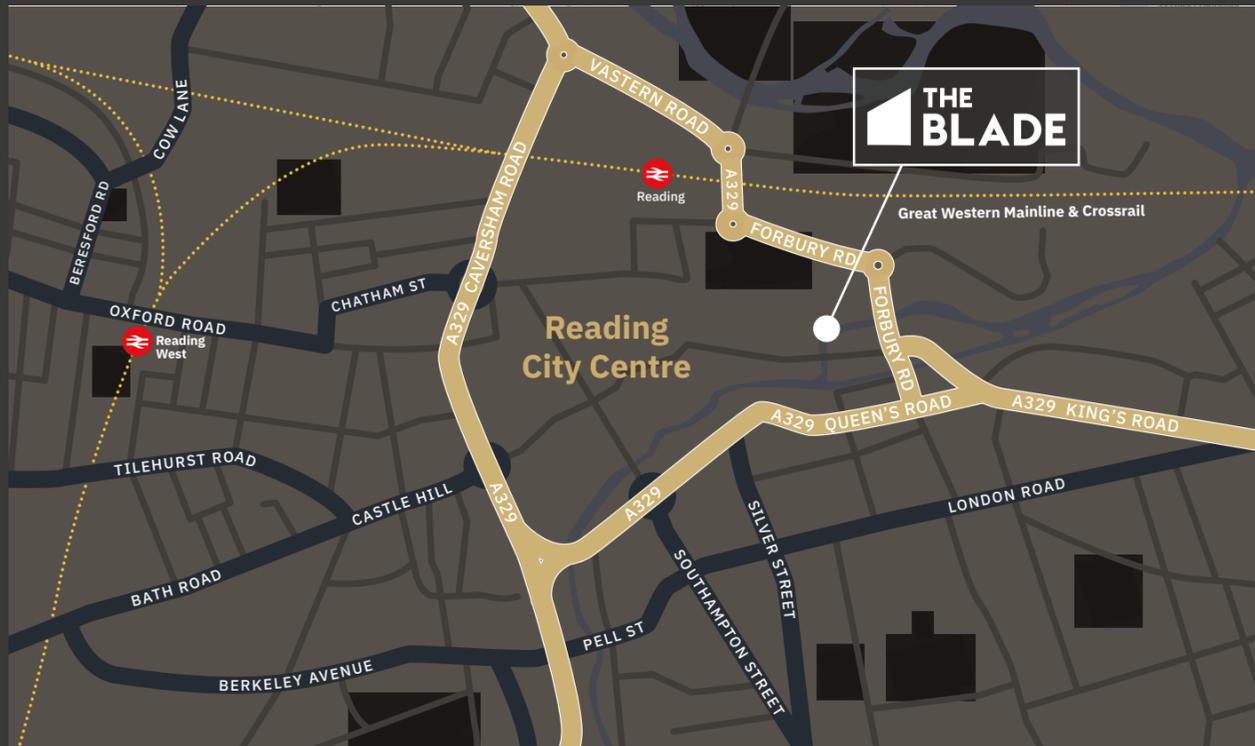


Top 5 city
for economic
growth



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, Iitsu, Wagamama, The Botanist and more.



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



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

Ernst & Young



The local scene

Whether recognised and celebrated high street names or the best of new independents – Reading has an excellent dining and social scene.

Bars & restaurants

01. Angelo's Italian
02. Be At One
03. Bella Italia
04. Bill's
05. Chilis Indian
06. The Botanist
07. Buenasado Steakhouse
08. Carluccio's
09. The Reading Room
10. Cosy Club
11. Comptoir Libanais
12. Côte Brasserie
13. The Greyfriar
14. Honest Burger
15. Itsu
16. Jollibee
17. Kawaii
18. Las Iguanas
19. London St Brasserie
20. The Market House
21. Marugame Udon
22. McCafferty's Bar
23. Me Kong Restaurant
24. Milk
25. Miller & Carter
26. Nandos
27. Oakford Social Club
28. Osaka
29. O'Neills
30. Pizza Express
31. Pho
32. Prezzo
33. Roas's Thai
34. Siren Craft Brew
35. Street Burger

36. Sweeney & Todd
37. The Rising Sun
38. Thai Corner
39. Tortilla
40. Vino.Vita.
41. Wagamama
42. Wendy's
43. Zero Degrees
44. Tasty Greek Souvlaki
45. Zizi

Cafés

46. Caffè Nero
47. Costa
48. C.U.P
49. Lincoln Coffee House
50. Picnic
51. Pret A Manger
52. Shed
53. Starbucks
54. The Coffee Van
55. 1650 Coffee Co
56. The Pantry, Town Hall
57. Workhouse Coffee
58. The Nook

Hotels

59. The Forbury
60. Ibis
61. Garner Hotel
62. Hotel 1843
63. Malmaison
64. Mercure George
65. The Roseate Novotel
66. Pentahotel

Leisure

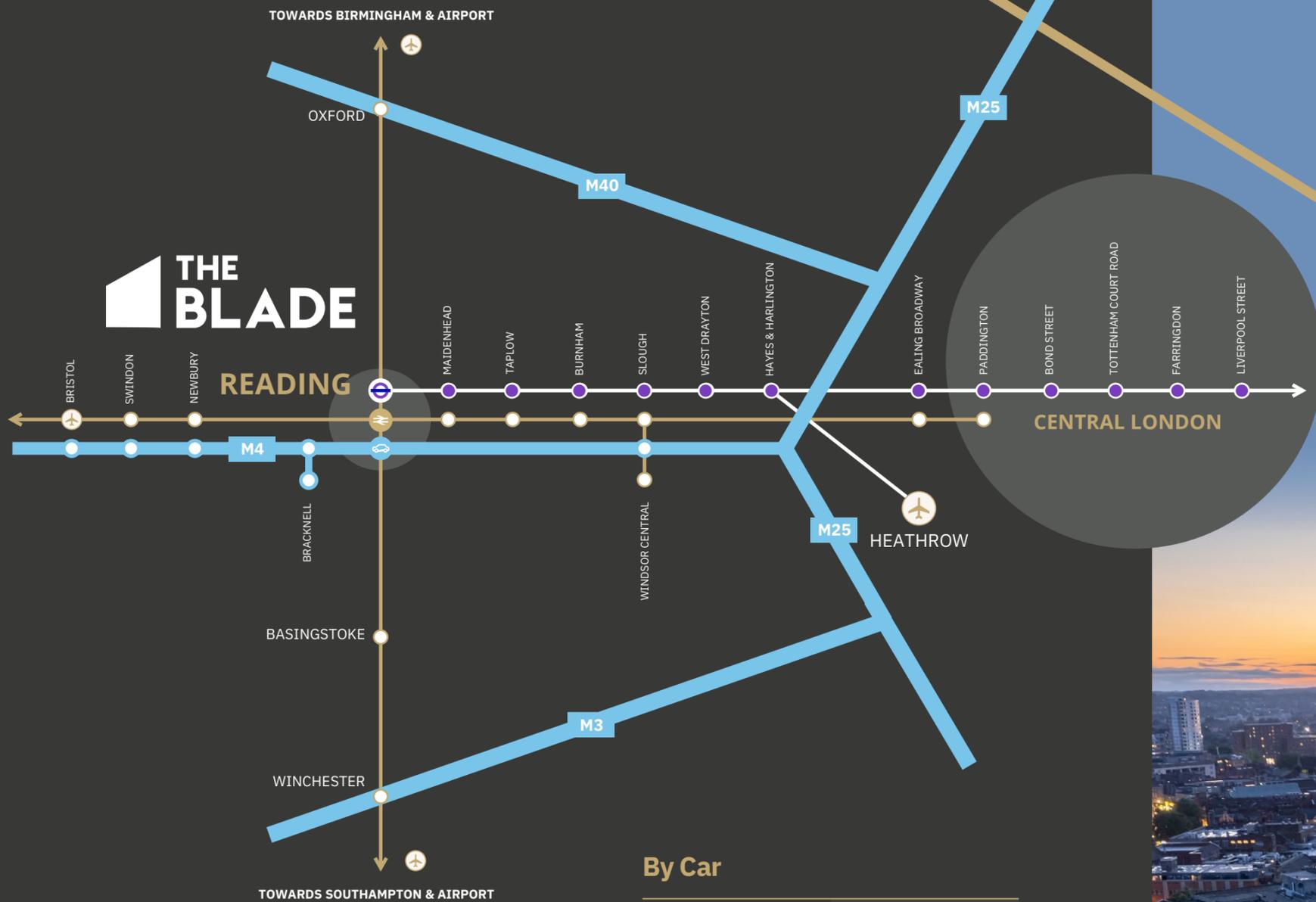
67. Abbey Ruins
68. Bowl Central Reading
69. Buzz Gym
70. Boom Battle bar
71. Core Connexion
72. Escape reading
73. Flight Club
74. Hollywood Bowl
75. Forbury Retail Park
76. Spinners reading
77. The Oracle Shopping Centre
78. The Hexagon Theatre
79. The Gym Group
80. Thames Lido
81. Urban fun
82. Unleashed Performance Gym
83. Pure Gym
84. Vue Cinema

Services

85. 58 Barbershop
86. Bloc. Hair Reading
87. La Sartoria
88. GK Tailoring alterations
89. Stich in time
90. Tony & Guy
91. Post office
92. HSBC Bank
93. Natwest Bank
94. Santander Bank
95. Nationwide Building society
96. Barclays Bank
97. Lloyds Bank



THE BLADE



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



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.

By 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

Terms

upon application

www.thebladereading.com

Further Information

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

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