





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

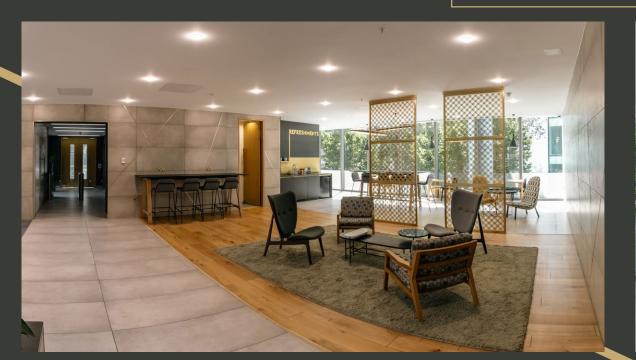
**EPC**'B' rating



# **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





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



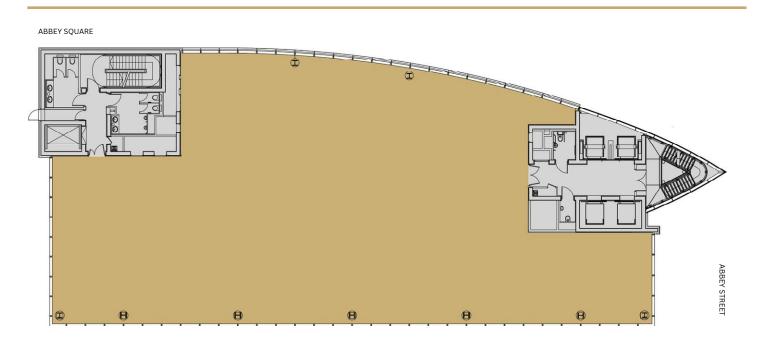
Rent a bike scheme

# **TYPICAL FLOOR PLANS**

# THE BLADE

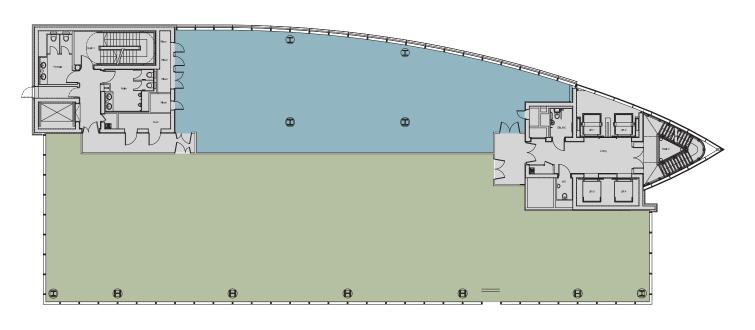
#### **TYPICAL FLOOR PLATE**

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	Premier Group Recruitment	
Part 2nd Floor - North	Agility DSG UK Limited	
Part 2nd Floor - South	Under Offer	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	
Part 5th Floor - South	Occuity Limited	
Part 6th Floor - North	Altitude Angel Limited	
Part 6th Floor - South	Hays Specialist Recruitment Limited	
Part 7th Floor - North	Gleeson Recruitment Limited	
Part 7th Floor - South	TrustID Limited	
8th Floor	Ascential Group Limited	
9th Floor South	Vacant	4,471 sq ft / 415 sq m
9th Floor North	Under Offer	3,622 sq ft / 336 sq m
10th Floor	Stantec UK Limited	
11th Floor	Vacant	8,407 sq ft / 781 sq m
12th Floor	Knights	
13th Floor - North	Micro Systemation Limited	
13th Floor - South	Vacant	4,322 sq ft / 401 sq m







**Top 10** places to live in the UK





6th best qualified workforce ooo in the UK

Top 5 city for economic growth





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

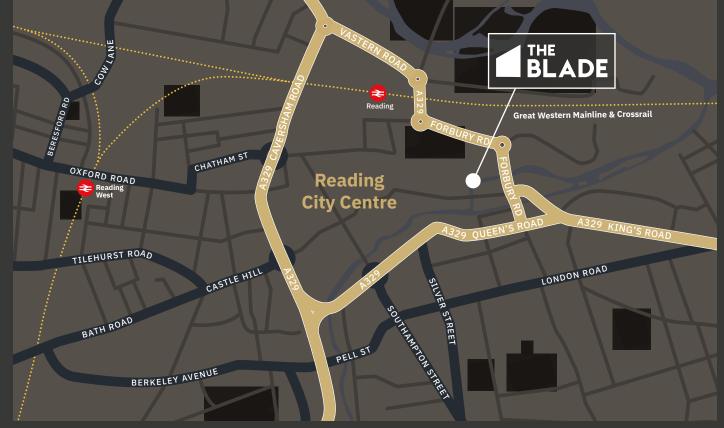


Reading projected to overtake Manchester as the UK's fastest growing location Ernst & Young



# 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.



## 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
Rirmingham	02 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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