From co-working space and coffee in reception right up to ‘Roost’, the effortlessly-stylish 14th floor private occupier club room (more about that later!), Thames Tower provides the most exceptional working environment available in the Thames Valley today. Eclectic, but like-minded businesses naturally interact with one another in spaces that meet their individual commercial needs, while offering a stimulating and enjoyable place to work.

Thames Tower provides office accommodation totalling 186,000 sq ft (17,300 sq m) with floors of 14,000 sq ft (1,300 sq m).

Work urban
Connect to everywhere
Embrace people
Think sustainable
Be open-minded
Create difference

Thames Tower
Located directly opposite Reading Station, on the newly developed and pedestrianised Station Plaza, Thames Tower acts as a high-profile landmark welcoming visitors to Reading.
A big hello.
The drama of the building unfolds as you enter through its three metre revolving doors into the light-filled reception. The dining and co-working spaces animate the dynamic, double-height reception, creating the ultimate, contemporary first impression. Meanwhile, our concierge team will be on hand to solve problems, provide access to a multitude of services and generally smooth the wrinkles out of a busy working day.
Going up. The journey through the building begins in the stylish lift lobby, setting the tone for the workspace on the floors above.
Big space with bigger views.
360-degree floor to ceiling glazing.
Would we work here?

Well, yes – we do. Landlord, the developer of Thames Tower, occupy space within the building and are always on hand, ready to help out fellow occupiers.
The cherry on top.

Roost, the private club room and garden located on the 14th floor, provides an inspirational space for the building's occupiers to freely use. The space stylishly embraces natural materials, inside and out, to create the perfect environment for a casual meeting, an evening drink, or just soak up the view.
High-quality design and architectural details punctuate the building.
**THE ACCOMMODATION**

The office accommodation is provided on fourteen upper floors above the street level reception. Panoramic 360 degree glazing and a generous floor to ceiling height of 3.1m on 1st – 10th floors, 3.7m on 11th – 13th floors and 4.1m on the 14th floor provide high volumes of natural light throughout the day.

Designed with flexibility in mind, a typical 14,000 sq ft (1,300 sq m) floor can be sub-divided, allowing for companies to flex and grow, as and when needed.

**IPMS3 Schedule**

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Square Feet</th>
<th>Square Meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>14th floor offices</td>
<td>9,530 sq ft</td>
<td>885 sq m</td>
</tr>
<tr>
<td>Roost (private occupier club room)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13th floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
</tr>
<tr>
<td>12th floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
</tr>
<tr>
<td>11th floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
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<tr>
<td>10th floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
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<tr>
<td>9th floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
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<tr>
<td>8th floor offices</td>
<td>14,000 sq ft</td>
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<tr>
<td>7th floor offices</td>
<td>14,000 sq ft</td>
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<tr>
<td>6th floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
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<tr>
<td>5th floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
</tr>
<tr>
<td>4th floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
</tr>
<tr>
<td>3rd floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
</tr>
<tr>
<td>2nd floor offices</td>
<td>14,000 sq ft</td>
<td>1,300 sq m</td>
</tr>
<tr>
<td>1st floor offices</td>
<td>8,688 sq ft</td>
<td>807 sq m</td>
</tr>
<tr>
<td><strong>Office total</strong></td>
<td><strong>186,218 sq ft</strong></td>
<td><strong>17,292 sq m</strong></td>
</tr>
</tbody>
</table>
GROUND FLOOR

Double-height reception, restaurant and café

FIRST FLOOR

Offices: 8,688 sq ft / 807 sq m
Floor to ceiling height: 3.1m
TYPICAL FLOOR

- Offices: 14,000 sq ft / 1,300 sq m
- Floor to ceiling height: 2nd – 10th floors: 3.1m
- Floor to ceiling height: 11th – 13th floors: 3.7m

FOURTEENTH FLOOR

- Offices: 9,530 sq ft / 885 sq m
- Roost, private occupier club room
- Floor to ceiling height: 4.1m
SPECIFICATION

12 SHOWERS & CHANGING ROOMS

CONCIERGE SERVICE

INTEGRATED RESTAURANT / CAFÉ

104 SECURE CYCLE SPACES

ENGINERED EXPOSED SERVICES

SUPER FAST PUBLIC AREA BROADBAND

PRIVATE OCCUPIER CLUB ROOM

WIRED SCORE ‘GOLD’

---

Specification includes

BREEAM: ‘Very Good’ / EPC: ‘B’

Wired Score: ‘Gold’

Large double-height reception with feature desk and lighting

Roost: private occupier club room and terrace on the 14th floor

Flexible open floorplates with 360 degree panoramic views

Concierge provided by Portico / 24-hour security

Occupancy density – 1 person / 10m²

Lifts – 4 x lifts (17 passengers) / 1 x goods lift

104 cycle spaces

Shower facilities (6 x male / 6 x female) with lockers and drying space

Double-height colonnade and glazed façade in front of reception lobby with direct access to restaurant / café on the ground floor

Broadband fibre connectivity to the building

Digital building management system (BMS)

Dedicated delivery access via basement level to all floors

Raised floor – 220mm O/A

Floor loadings – 2.5 + 1.0kN/m²

Floor voids – 150mm clear

Small power – 25W/m²

Contemporary exposed ceilings with suspended LED lighting and high efficiency 4-pipe fan coil system

Lighting – 10W/m²

Additional tenant risers and tenant plant space

Low operating costs

On-site management and electrical support
“Remember, we don’t stop playing because we grow old, we grow old because we stop playing”
— Ricky Gervais, Reading-born comedian / film-maker

Graduates make up more than a quarter of Reading’s population and have clearly been influential in creating its unique landscape. With a median age of 33 (UK: 39), Reading appears to have been designed to offer many of the benefits usually associated with large cities, without the drawbacks. It is vibrant and cosmopolitan, with a playful undercurrent that infiltrates into its shops, bars and restaurants. The music in the bars is good, the independent coffee shops are smart and the choice of eateries is great. If you want to step outside the town, you’ll find mountain biking, hill walking, go-karting and ballooning, along with some of the best water sports facilities in the country.

Just an hour (direct) on the Elizabeth Line from the creative hotspots of Old Street and Clerkenwell, Reading shares a similar youthful exuberance and a joie de vivre that defines its social scene.

This new generation of creative talent has challenged the conventional ideas of the workplace and blurred the lines between work-time and me-time. A sense of community and places to share it have become key. Wellbeing is driving a demand for a more rounded working experience. And for a generation much more likely to own a bike than a car, a direct rail link into London to gather and share inspiration is very high on the agenda.

Reading has a culture shaped by its youth and embraced by its employers. It’s a vibrant place to live and work, with something for everyone and a vibe unlike anywhere else in the Thames Valley.
“There’s loads of cool stuff in Reading. I like the Riverside Complex where you can sit outside and get a glass of wine in the evening, after the kids have been driving me up the wall!”

— Nadia, Teacher

Pavlov’s Dog is a really good bar; awesome food and a decent selection of beers.

— Spencer, Marketing

“Recommended Reading material

Spencer Marketing

I like it down at the canal, by the Oracle where all the shops and restaurants are.

— Rick, Solicitor

It’s got everything here, a wide variety of shops and restaurants; I like the smaller micro breweries like Zero Degrees.

— Matt, Building Surveyor

It’s really easy to get around Reading, I like Be at One, it’s a great bar that stays open late into the night.

— Ellie, Beauty Therapist
Tamp Culture Coffee // @TampCulture
Bank Holiday Monday and everybody is ordering flat whites #howitshouldbe #rdguk

The Oakford Social // @OakfordSocial
Single launch @OAOFORDsocial #rdguk

Picnic Foods // @PicnicFoods
It’s raining outside, but it’s raining cake in here! #rdguk #SundayMorning #amazingaway #rdguk

The Three Guiness // @GuinessThree
History and stories to last a lifetime, so you’ll have plenty of time to get to know them over a pint. #rdguk

58 Barber Shop // @58BarberShop
Did anyone say Friday? Cheers to that! #foodfriday

Valpy Street Bar & Bistro // @ValpyStreet
With the colder weather fast approaching, it’s time for big, bold #comfortfood #lambshank #rdguk

The Forbury Hotel // @TheForburyHotel
Champagne always tastes better in a magnum #PerrierJouet #rdguk

The Forbury // @ForburyHotel
Champagne always tastes better in a magnum #PerrierJouet #rdguk

Carluccio’s // @Carluccios
Start your day full of life with a hearty breakfast from Carluccio’s. We’re open from 8am.

The Forbury // @ForburyHotel
Champagne always tastes better in a magnum #PerrierJouet #rdguk

The Grumpy Goat // @TheGrumpyGoat_
Lots of lovely gin donning the shelves at the moment! @MikkellerBeer @ForestGin @BobbysGin @SacredGin @sipsmith #rdguk

Zero Degrees // @ZeroDegreesBeer
Monday night. You can either moan about it to yourself or come and grab a pint. Then moan about it with mates. #rdguk

Miller & Carter // @MillerandCarter
We’re guessing those plates weren’t empty for long! #millerandcarter #raisethesteaks #rdguk

Pentahotels // @Pentahotels
Did anyone say Friday? Cheers to that! #foodfriday

Blue Collar Food // @BlueCollarFood
Feel good vibes in Reading this lunchtime #streetfood #bluecollarstreetfood #rdguk

7Bone Burger Co. // @7bone
Come on down, bring your whole crew!! We can feed the lot! #7Bone #dirtysexyburgers

Blue Collar Food // @BlueCollarFood
Feel good vibes in Reading this lunchtime #streetfood #bluecollarstreetfood #rdguk

Picnic Foods // @PicnicFoods
It’s raining outside, but it’s raining cake in here! #rdguk #SundayMorning #amazingaway #rdguk
Reading provides a variety of housing that suits a variety of income. Central apartments appeal to those hungry for the buzz of busy town life, while the suburbs and country offer plenty of options for those who need more space.

**Average property prices**

- Apartment £231,474
- Terraced £312,222
- Semi-detached £385,948
- Detached £556,792

**Average monthly rent**

- One bedroom £786
- Two bedroom £1,113
- Three bedroom £1,344
- Four bedroom £1,673
- Five bedroom £2,149

**Work/life alliance**

With its green spaces, great schools and great jobs, it’s no surprise that Reading produces happy, well-educated people who enjoy work and embrace life.

Reading regularly leads PwC and Demos’ Good Growth for Cities Index for its quality of life and income levels. It offers good schooling in both the private and state sectors. Highly regarded local independent schools include the Oratory Preparatory School and Bradfield College. Local residents can enjoy The Chilterns Area of Outstanding Natural Beauty that covers 324 square miles of countryside, stretching from the River Thames by Reading, up through Buckinghamshire and Bedfordshire towards Hertfordshire. The Chiltern Hills themselves contain some of the finest landscapes in the country, which is why they are such a pull for the outdoors enthusiast.
**24 mins**
**TRAIN JOURNEY TO PADDINGTON**
Up to 14 trains an hour at peak times

**24 mins**
**ELIZABETH LINE TRAINS PER HOUR**
From 2019

**10 mins**
**DIRECT TRAIN TO MAIDENHEAD**
**AIRPORT**

**46 mins**
**DIRECT TRAIN TO SOUTHAMPTON AIRPORT**

---

**ROAD**
- M4 (J11): 3.5 miles
- M3 (J10): 5.5 miles
- Wokingham: 11 miles
- Bracknell: 12 miles
- Reading: 16 miles
- Maidenhead: 19 miles
- Slough: 21 miles
- Newbury: 24 miles
- M40 (J18): 24 miles
- Oxford: 30 miles
- Heathrow: 27 miles
- Stansted: 44 miles
- Central London: 44 miles
- Southampton: 47 miles
- Gatwick: 56 miles
- Bristol: 81 miles
- Birmingham: 103 miles

**Source:** maps.google.co.uk

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**13 mins**
**DRIVE TO HEATHROW**
(27 miles)

**32 mins**
**TO JUNCTION 11 OF THE M4**
(3.5 miles)

**37 miles**
**OF CYCLE LANES IN READING**

**40 metres**
**TO READING TRAIN STATION**
Mainline & Elizabeth Line

**16 million**
**PASSENGERS A YEAR**
use Reading Station

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**RAIL**
- Maidenhead: 10 mins
- Slough: 13 mins
- Oxford: 23 mins
- Paddington: 24 mins
- Windsor & Eton Central: 29 mins
- Southampton Airport: 46 mins
- Reading: 50 mins
- Heathrow: 56 mins
- Gatwick: 76 mins
- Birmingham Airport: 82 mins
- Birmingham: 93 mins
- Cardiff: 94 mins

**ELIZABETH LINE (from 2019)**
- Maidenhead: 12 mins
- Slough: 21 mins
- Hayes & Harlington: 33 mins
- Heathrow: 38 mins
- Paddington: 50 mins
- Ealing Broadway: 53 mins
- Tottenham Court Road: 55 mins
- Farringdon: 58 mins
- Liverpool Street: 67 mins
- Whitechapel: 64 mins
- Canary Wharf: 67 mins

**Source:** nationalrail.co.uk / crossrail.co.uk
The facts contained in this brochure are correct to the best of our knowledge, but legally please make sure you don’t take our word for it.

At Landid, we take all available steps to look after the environment, which is why this brochure is printed on paper from renewable sources.

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