

ABBEY WHARF

57 KINGS ROAD | READING





join our club

Suites between 2,900 - 40,000 sq ft of refurbished, reinvigorated and redefined workspace that provides the ultimate facilities for the discerning occupier.

Fully fitted, contemporary hybrid or exposed ceiling finish available throughout the building.



Unique riverside setting



Cycle storage & drying room



Car parking spaces with electric charging



Concierge reception with wifi and coffee station

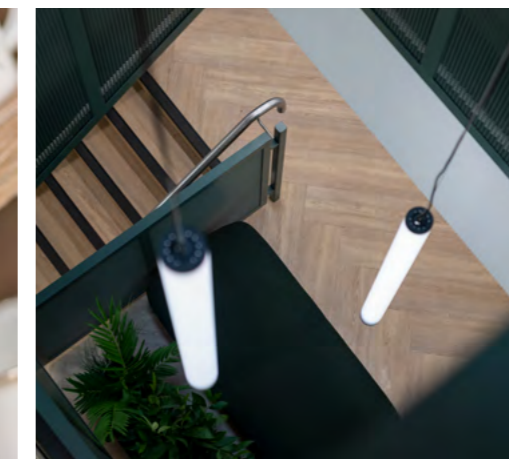


Landscaped terrace with table tennis



Shower and changing facilities

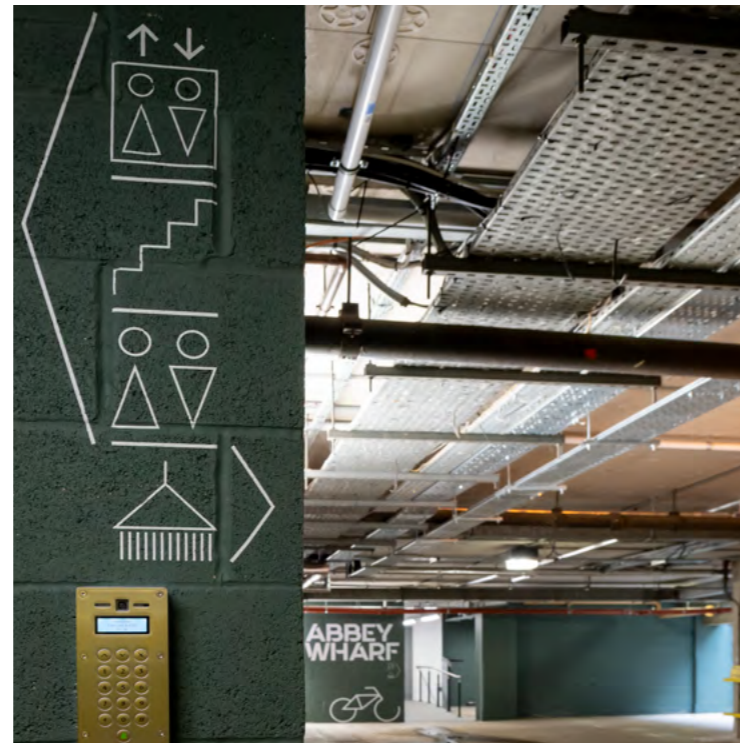
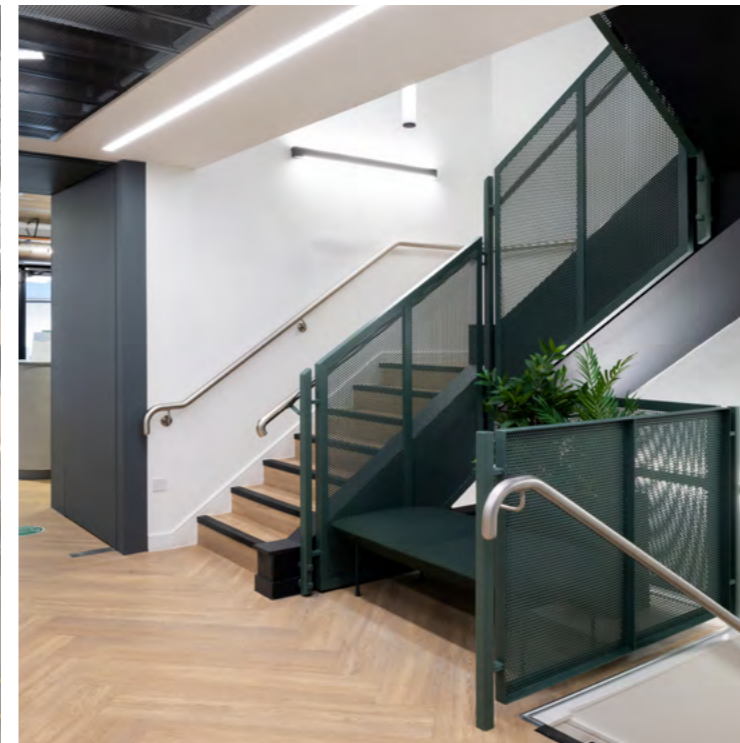






club style

The building has been transformed into an exciting place to work. The reception and business lounge presents an inviting club feel and offers a lasting first impression for any business and their clients.



New air conditioning system



Landscaped terrace with table tennis



Showers and locker facilities



PIR LED lighting



Towel service and hair dryers



Informal meeting areas



Full access raised floors



2 x Passenger lifts



EPC Rating
Ground = B
1st Floor = A



Contemporary hybrid and exposed ceilings



Cycle storage & drying room



Redesigned reception / business lounge

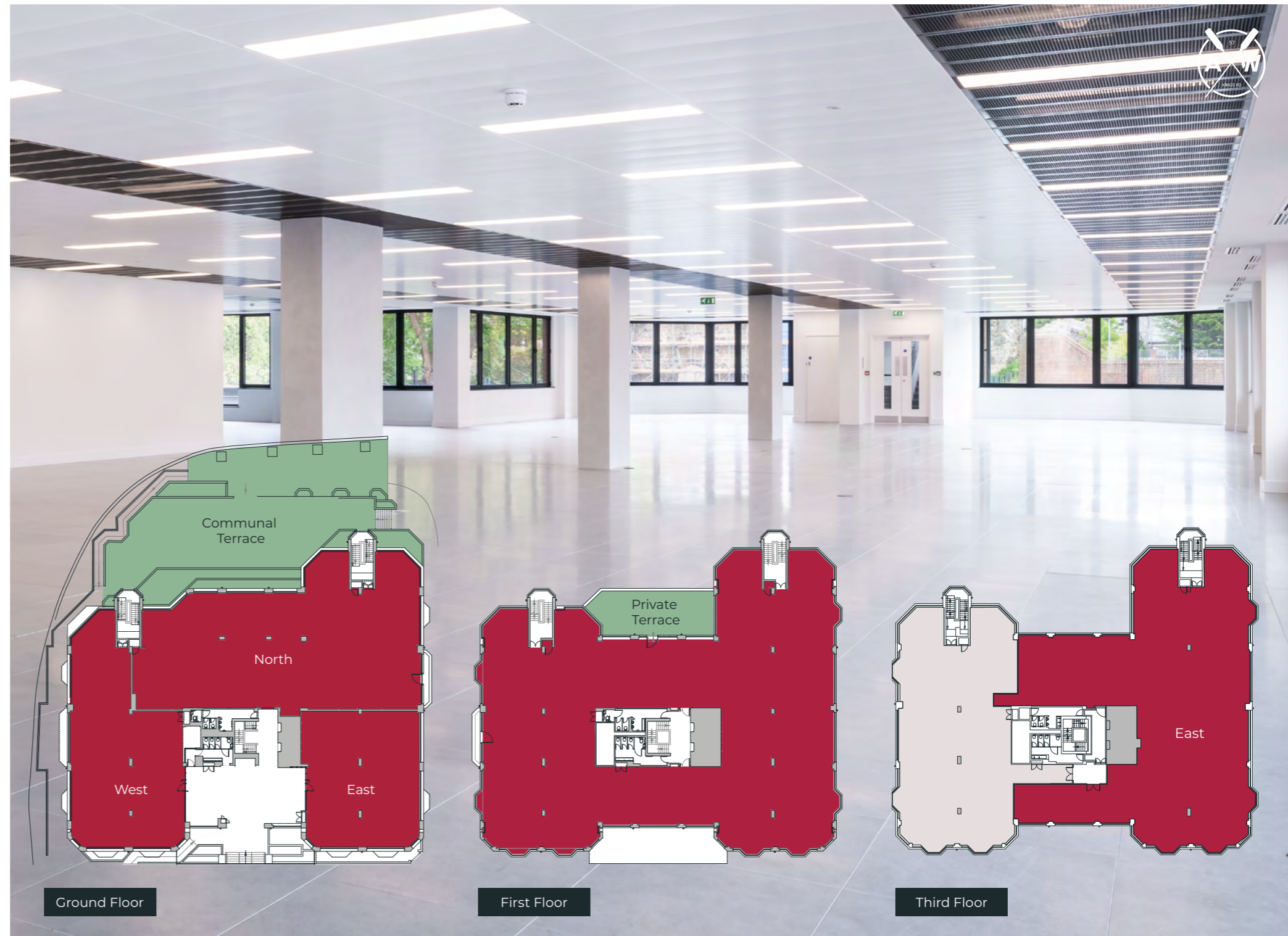
Choose your style

Abbey Wharf offers space to suit all occupiers, with flexible high quality, open plan or fully fitted accommodation from 2,961 sq ft to 40,000 sq ft.

	sq ft	sq m
Fourth Floor	4,469	415.2
Part Third Floor (East)	8,346	775.4
First Floor	14,365	1,344.5
First Floor Terrace	861	79.9
Part Ground Floor (West)	3,645	338.6
Part Ground Floor (East)	2,961	275.1
Fully Fitted Suite		
Part Ground Floor (North)	6,309	586.1
Total	40,095	3,725

Car parking spaces at a ratio of 1:1,000 sq ft

The above areas are IPMS 3 measurements.





workplace evolution

The Part Ground Floor East totals 2,961 sq ft and has recently been fully fitted to cater to occupiers needs. Designed with the modern occupier in mind with high quality finishes throughout, the suite provides occupiers with a collaborative working environment which supports any business.

The suite provides the following specification:



24 x desks



10 person meeting room



Generous kitchen & breakout area



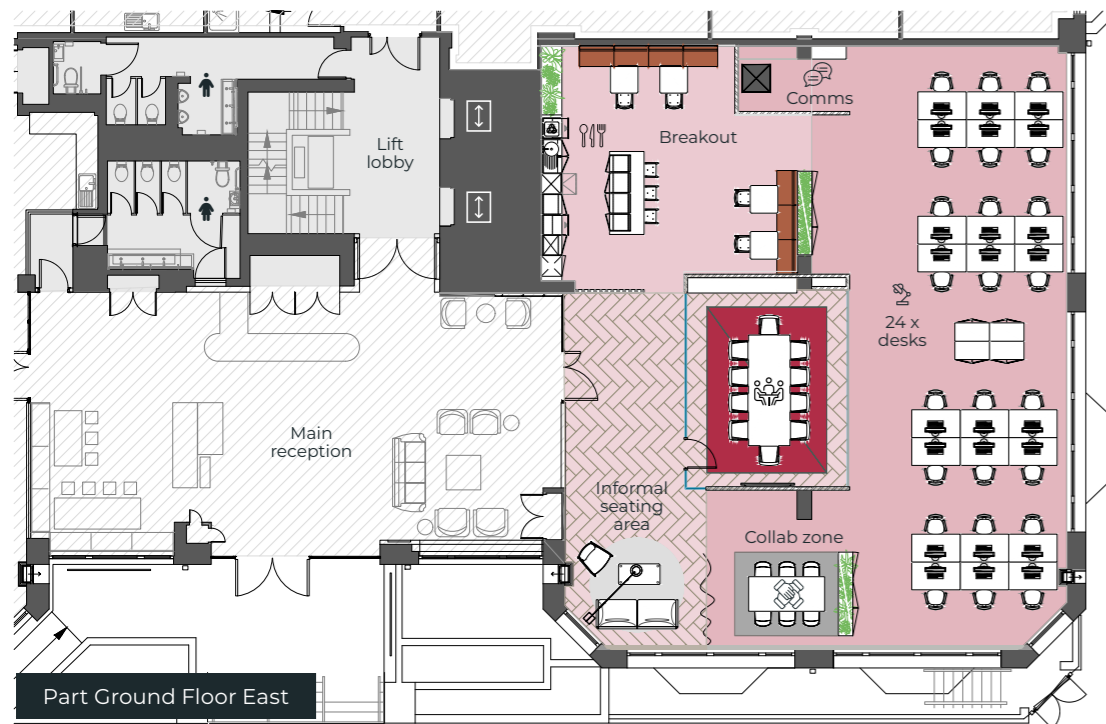
Collaboration zone



Informal seating area



Comms room



wharf life

Abbey Wharf is uniquely positioned on the waterfront in Reading town centre, at the heart of the creative community.



The workspace and
terraces offer a fresh
approach to work life.



the ceo

Laura lives in Newbury and drives most days and parks in the **secure underground car park**, arriving just in time for her call with her colleagues in Singapore. Laura is an ambassador of **happy workers** having increased productivity, Reading is an ideal place for the business. She is often having team events organised including escape rooms, **paddle boarding** and go-karting.



the graduate

Andrew graduated from **Reading University** last year and decided to stay and work in Reading. He lives in Early where his rent is **50% cheaper** than his friends who moved to London. He **cycles to work** every day which takes him 20 minutes and then he is able to shower and change before going upstairs to the office.



*The characters on this page are fictional.

Sarah lives in West London and gets the 8.06 **train to Reading** arriving in at 8.31. Sarah is a member of **Buzz Gym** in Reading, opposite the building, and it is so much more **affordable** than the gyms close to her house in London. Most lunchtimes she is working out and she loves the **Spin classes**.

the londoner



David lives in Sonning and most weeks commutes at least one of his days to work by **kayak**. He will leave his house at 7.30am and arrive at the building an hour later before jumping in the **newly refurbished showers**. If he needs to, David can always leave the kayak at the building and **take the bus** which takes him 24 minutes.

the river lover

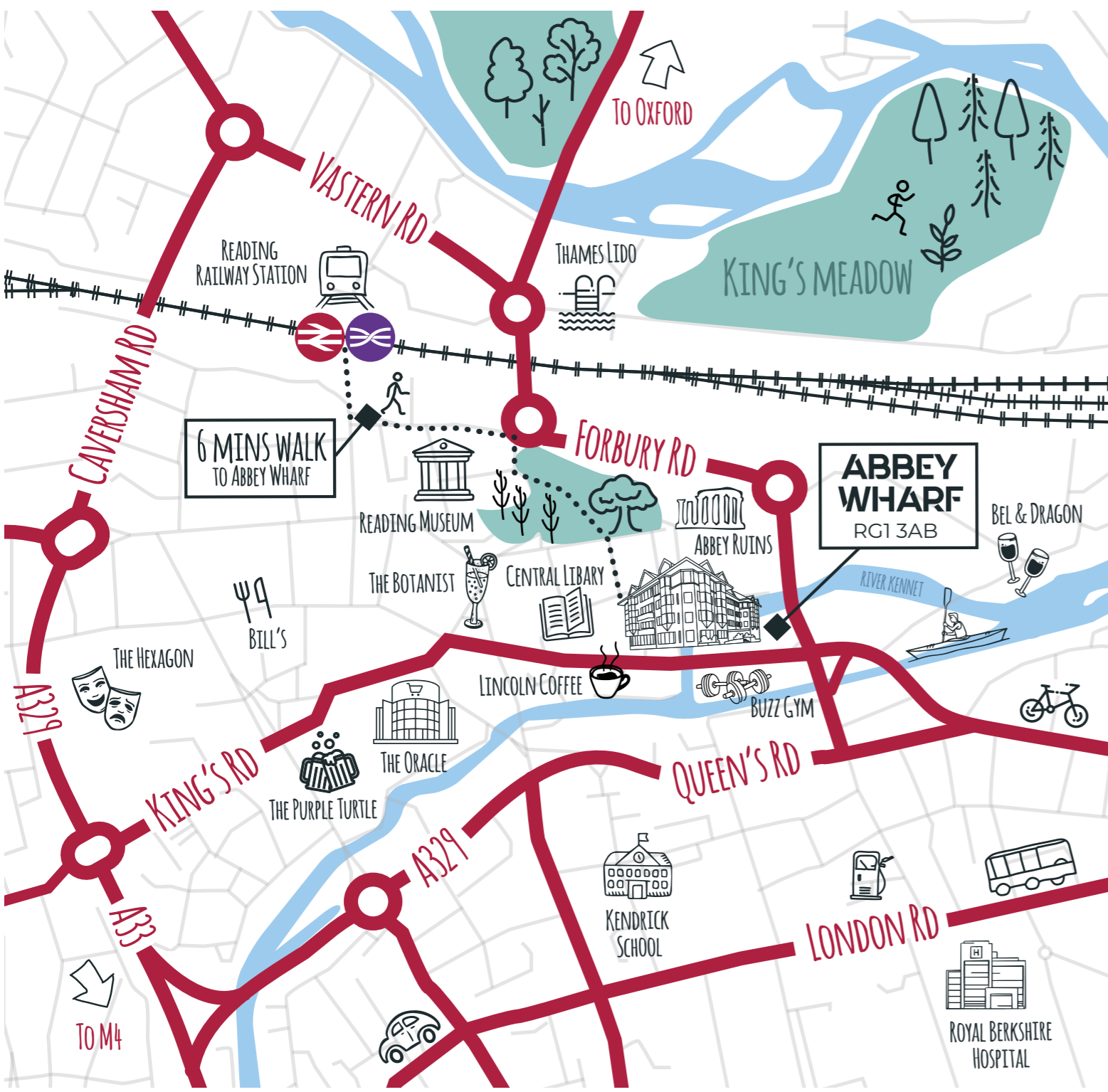


place to play

Abbey Wharf is located on the vibrant King's Road lined with an abundance of amenities and only a 6 minute walk to Reading Station.



HONEST



talent & travel

Perfectly positioned in the thriving town of Reading, only 25 minutes by rail from London, its proximity to Heathrow, and excellent connectivity to all points north, south, east and west. Reading is a smart choice for any business.



6 mins walk to Reading Station



Existing Reading Occupiers

drive

ROAD DISTANCES	MILES
M4 (J11)	3.5
Bracknell	12
Basingstoke	17
Maidenhead	19
Oxford	26
Heathrow	27
Central London	44

rail

TRAIN TIMES	MINS
Paddington	24
Bond Street	32
Liverpool Street	39
Canary Wharf	46

paddle

KAYAK TIMES	*MILES	MINS
Bel & Dragon Pub	0.3	5
The Oracle	0.5	7.5
Sonning Lock	4.0	60

*Estimated journey times



The travel times combine National Rail to London Paddington and Elizabeth Line connections.

National Rail
 Elizabeth Line





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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. APRIL 2023
All images are for indicative purposes and details may vary.

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