

THE ANCHORAGE III

READING • RG1 2LU

GRADE A REFURBISHED
RIVERSIDE OFFICES

5,092 – 23,350 SQ FT
(473 – 2,170 SQ M)

STEP OUT. **STAND OUT.**



STEP OUT. STEP UP.

The Anchorage is a modern office building located on the Reading IDR opposite The Oracle.

The building has undergone a programme of refurbishment to deliver high-quality office space and well-designed communal areas.

The floors have been refurbished to a CAT A specification with new LED lighting, new lifts and new chillers.

The building also benefits from secure basement parking for 25 cars.





THE ANCHORAGE PART OF THE ORACLE RETAIL AND LEISURE QUARTER

RESTAURANTS

- 1 London St Brasserie
- 2 Côte Brasserie
- 3 Miller & Carter
- 4 Creperie Doux Sourire
- 5 Marugame Udon
- 6 Zizzi
- 7 Las Iguanas
- 8 Wagamama
- 9 Comptoir Libanais
- 10 PizzaExpress
- 11 Bella Italia
- 12 Five Guys
- 13 McDonald's
- 14 Caffè Nero
- 15 Osaka

AMENITIES

- 1 Vue Cinema
- 2 Hollywood Bowl
- 3 Premier Inn

SHOPPING

- 1 Apple
 - 2 L'Occitane
 - 3 Boss
 - 4 Hotel Chocolat
 - 5 Levi's
 - 6 Next
 - 7 Oliver Bonos
 - 8 Superdry
 - 9 TK Maxx
- and lots more...

STEP OUT. FOR LUNCH.
STEP OUT. FOR SHOPPING.
STEP OUT. TO THE WATERFRONT.

STEP OUT. TO LIFESTYLE.

Opposite The Oracle and moments from the River Kennet, The Anchorage places Reading's best shopping, dining and leisure experiences right on your doorstep.





STEP OUT. STEP UP.



Highly prominent
modern office
building



Excellent car
parking ratio
1:695 sq ft



Recently
refurbished



Staffed front desk



Highly efficient
air conditioning with
brand new chillers



EPC C (71)



Suspended
ceiling



Full access
raised floors



Two new
passenger lifts



Impressive double
height reception



Intelligent
LED Lighting

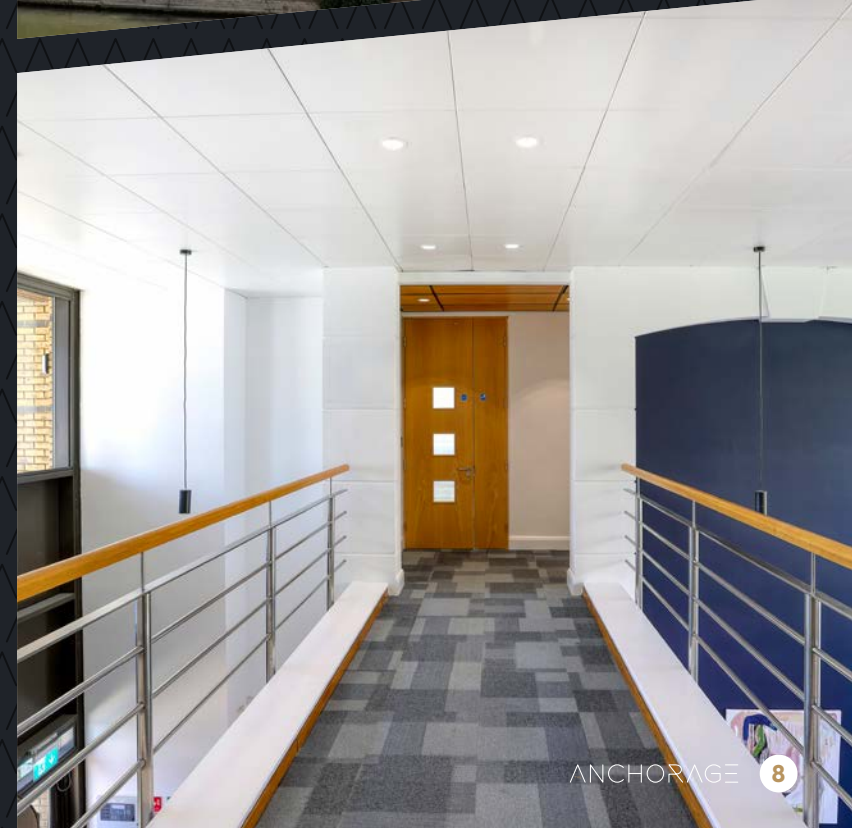


Secure cycle storage
and lockers



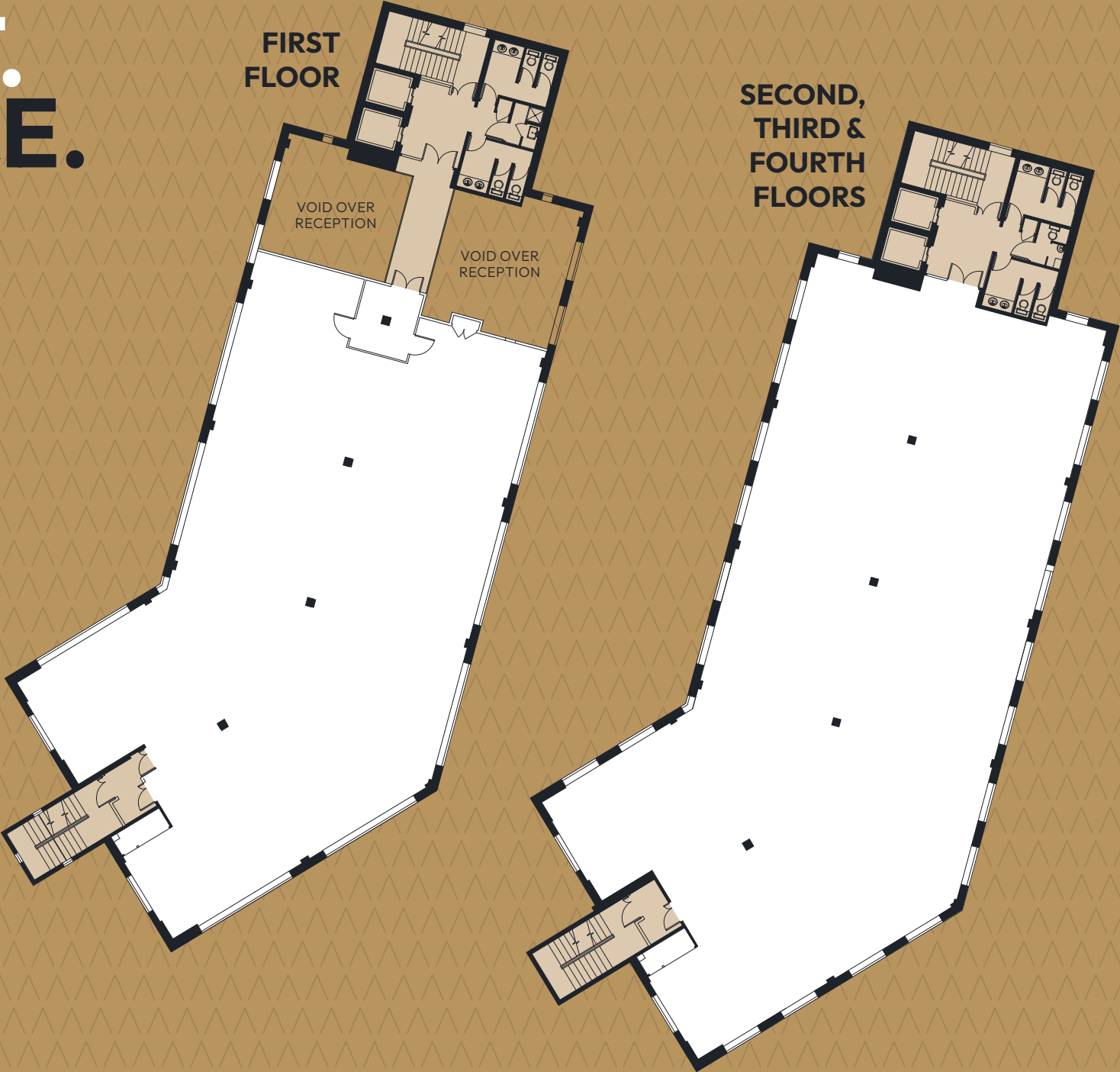
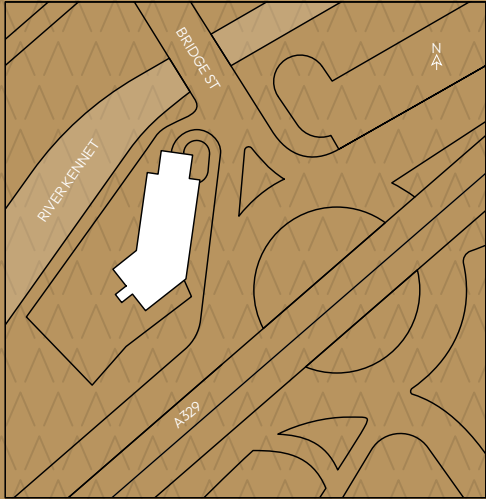


Artist's impression



STEP OUT. FOR SPACE.

ACCOMMODATION	SQ FT	SQ M
Fourth	6,083	565
Third	6,088	566
Second	6,087	566
First	5,092	473
TOTAL (IPMS3.2)	23,350	2,170



STEP OUT. TO THE BEST OF READING.



READING STATION



STATION HILL

SIREN CRAFT BEW



NOVOTEL



Malmison

FORBURY GARDENS

THAMES LIDO

ROSEATE

Carluccio's

M&S

picnic

COSTA COFFEE



HONEST

★ PRET ★

GAIL's



ROSA'S THAI

PAUL depts 1895

COFFE NERO



COSTA COFFEE

JOHN LEWIS

THE ORACLE

LONDON STREET BRASSERIE

TO M4 J10



PENTA HOTELS

READING EXCURT FACTORY

BROAD ST MALL



THE HEXAGON



TO MIN WALK

COFFE NERO



MILLER & CARTER STEAKHOUSE

CÔTE BRASSERIE

vue

S&L

FIVE GUYS

COMPTOIR LIBANAIS

Hollywood Bowl

THE RIVERSIDE

wagamama

Zizzi

IGUANAS



Premier Inn

THE ANCHORAGE

RIVER KENNET

A329

TO M4 J11



STEP OUT. AND GO FURTHER.



Conveniently located in Reading Town Centre, across the road from the Oracle Shopping Centre and its extensive amenity offering.

Reading offers excellent road and rail connectivity. There are regular trains to London Paddington in as little as 23 mins, and J11 of the M4 is within 3 miles.



Reading station
10 mins walk



M4 Motorway
3 miles



London
Paddington
23 minutes



Heathrow
Airport
28 miles

GATHER. WORK. UNWIND. REPEAT.

A ROUTINE WORTH REPEATING.

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