

# CENTRAL READING FREEHOLD FOR SALE

FULLY VACANT  
OFFICE & RETAIL

22,920 sq ft (2,129 sq m)

BRUNEL  
READING

17–27 Station Road  
Reading RG1 1LG



# TOWN CENTRE LOCATION



Station Hill Development

**BRUNEL**  
READING

Friar Street

Station Road

Malmaison Hotel

Town Hall

Broad Street

John Lewis

Oracle Shopping Centre

Market Place

Forbury Gardens



ELIZABETH LINE

1 min

2 min

# PURCHASE RATIONALE

- Reposition the building with a new active frontage façade, potentially including retail, and relocate the entrance to create a strong arrival experience with spacious reception area.
- Make better use of the basement space, to create useable office areas and install end of journey amenity including shower and changing facilities.
- Potential to convert part or all of the large 6th floor plant room into useable office or amenity space.
- Fitted and furnished floors are ready for leasing, potentially incorporating some further enhancements, providing early income.
- Alternative uses such as residential, hotel, leisure, gym, subject to planning for change of use. The Malmaison Hotel is located opposite as well as numerous bars and restaurants.

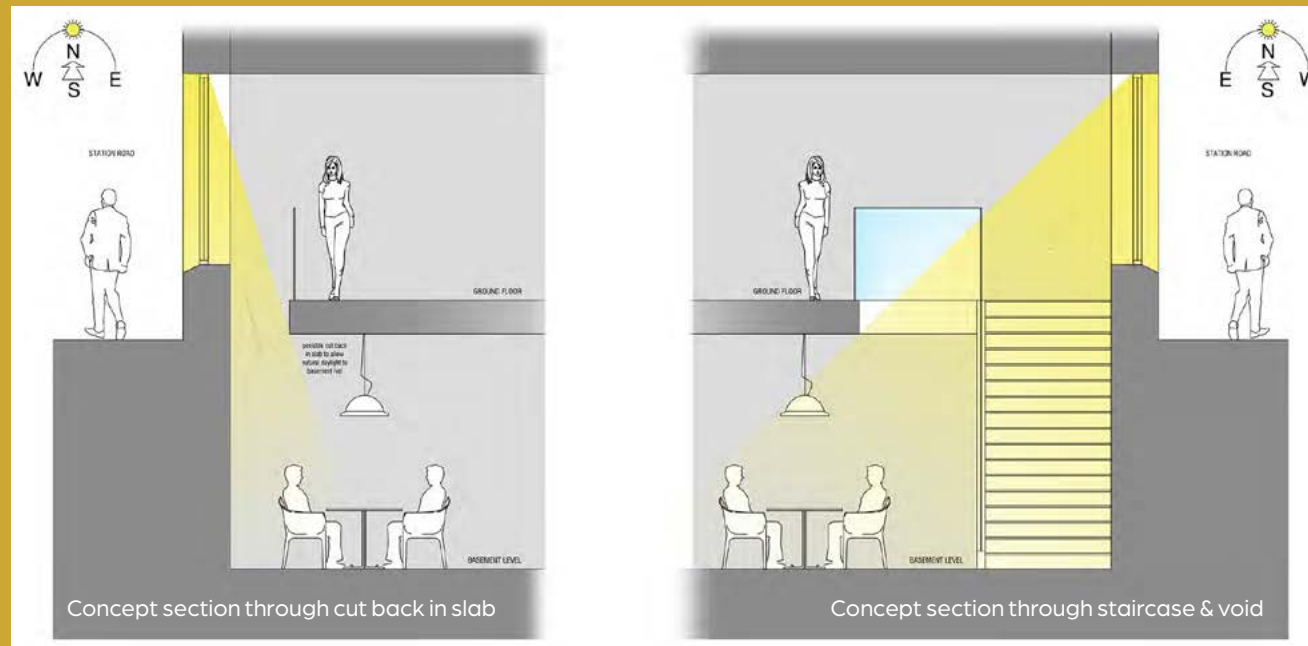


# EXPLORATORY REPOSITIONING DESIGNS



There is an opportunity to reposition the facade fronting onto this busy thoroughfare with a new entrance.

Designs have been drawn up exploring the incorporation of end of trip facilities and enhanced utilization of the basement areas, introducing natural daylight.



Concept section through cut back in slab

Concept section through staircase & void

# THE PROPERTY

Floor	sq ft (NIA)	sq m (NIA)	sq ft (GIA)	sq m (GIA)
6			3,665	340.5
5	3,442	319.8	4,718	438.3
4	3,592	333.7	4,706	437.2
3	3,682	342.1	4,729	439.3
2	3,505	325.6	4,747	441.0
1	3,579	332.5	4,735	439.9
G	3,579	332.5	4,661	433.0
B	1,541	143.2	4,693	436.0
<b>Total</b>	<b>22,920</b>	<b>2,129.4</b>	<b>36,654</b>	<b>3,405.2</b>

(Total NIA not including 6th floor plant room)

## Specification

6	Plant room
5	Fully fitted & furnished
4	Fully fitted
3	New Cat A
2	Shell & core
1	Shell & core
G	Shell & core
B	Shell & core

## EPC

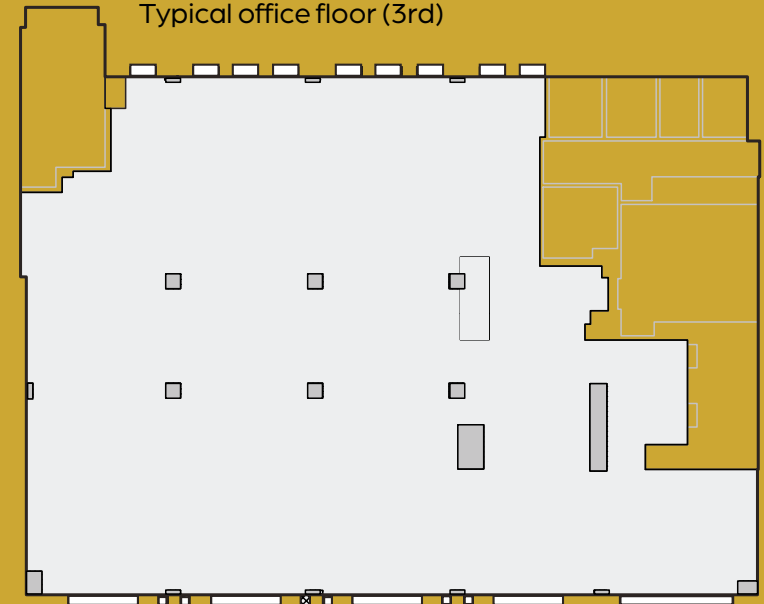
Floors 3, 4 & 5	B
Floors B, G, 1 & 2	E

## Floors 3, 4 & 5

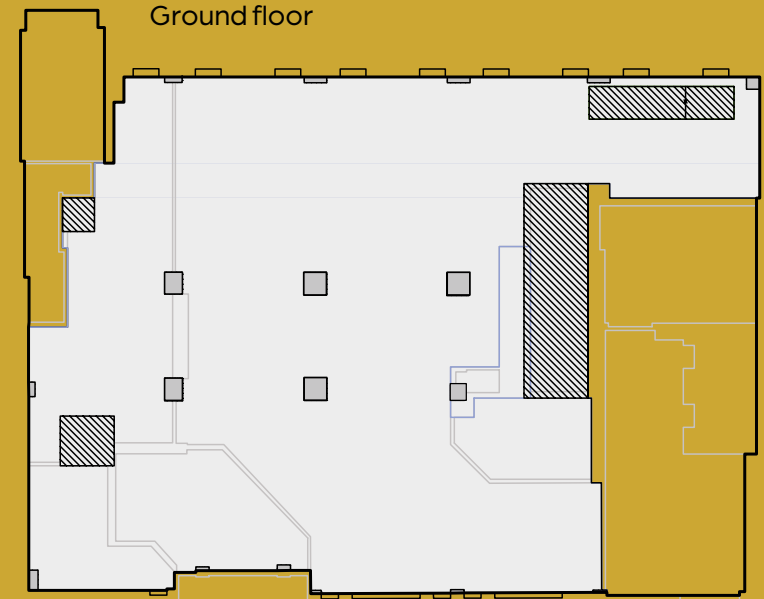
- Remodelled entrance/reception
- Refurbished common parts
- VRV air conditioning
- Exposed service design
- Suspended LED lighting
- New WCs
- Shower on each floor
- 2 x 8 person refurbished lifts
- 6 secure parking spaces



Typical office floor (3rd)



Ground floor





# LOCATION

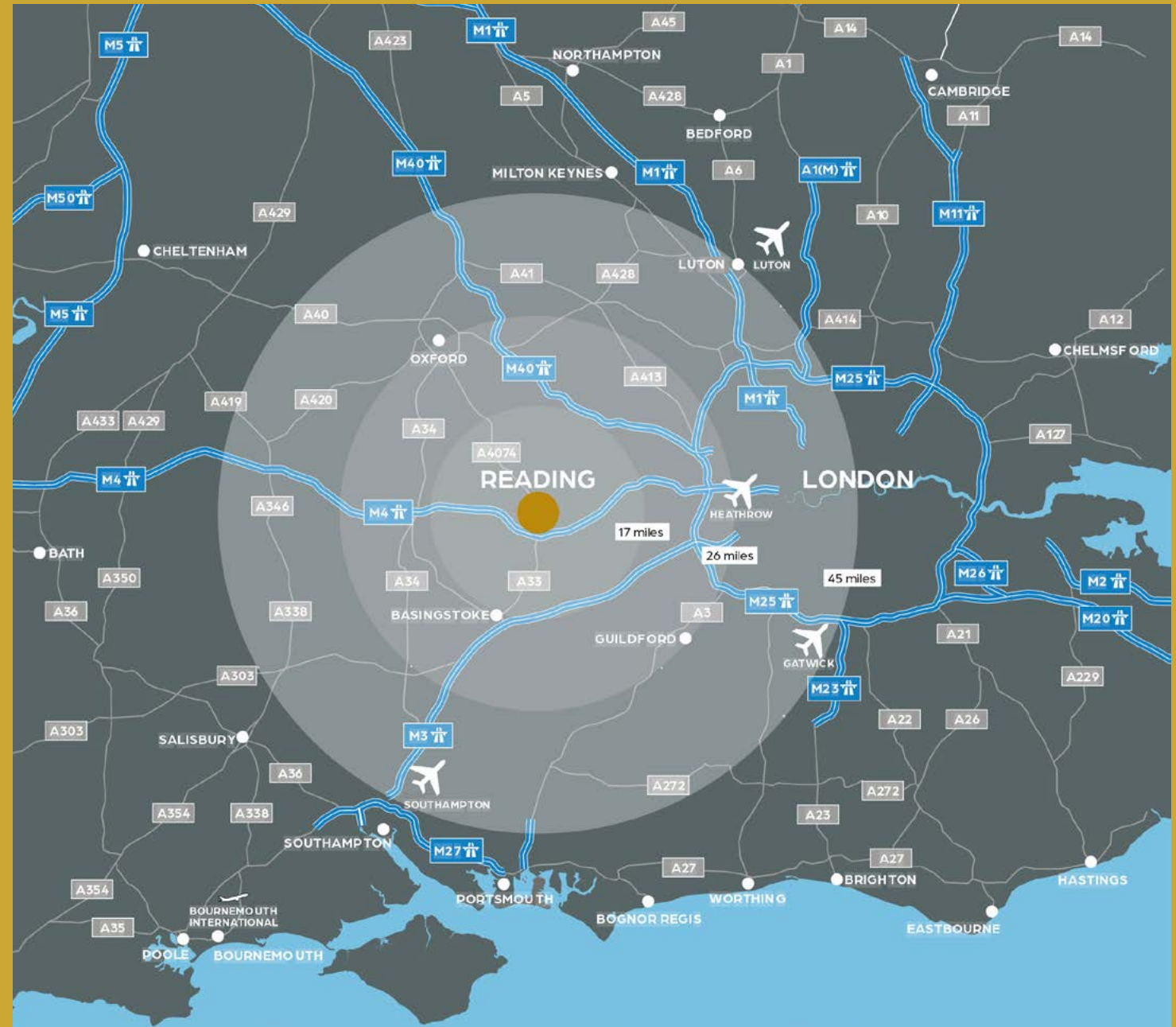
Reading is strategically positioned in the heart of the Thames Valley and is regarded as the South East's principal commercial hub.

Reading is unrivalled in the South East when it comes to infrastructure and connectivity to the rest of the UK. It also benefits from a world-renowned university, consistently providing a highly skilled/diverse workforce for the local economy.

As a result, Reading has been named the 3rd fastest growing economy in the UK and ranked in the top 25 European cities for foreign direct investment.

## Drive times

M4	10 mins
M25	30 mins
Oxford	45 mins
Central London	70 mins
Oxford	22 mins
Paddington	25mins
Tottenham Court Road	38 mins
London Liverpool Street	44 mins
Heathrow Airport	32 mins
Southampton	42 mins
Luton	60 mins
Gatwick	75 mins



# CONNECTIVITY

Reading's strategic location, in the heart of the UK's transport network and its proximity to Heathrow and London, is one of its major attractions.

Reading railway station (1 minute's walk away) is one of the busiest rail hubs in Britain, connecting to London (Paddington and Waterloo) to the east, Birmingham to the north and Cardiff to the west. Trains to London Paddington run every 10 minutes with a quickest journey time of 21 minutes.

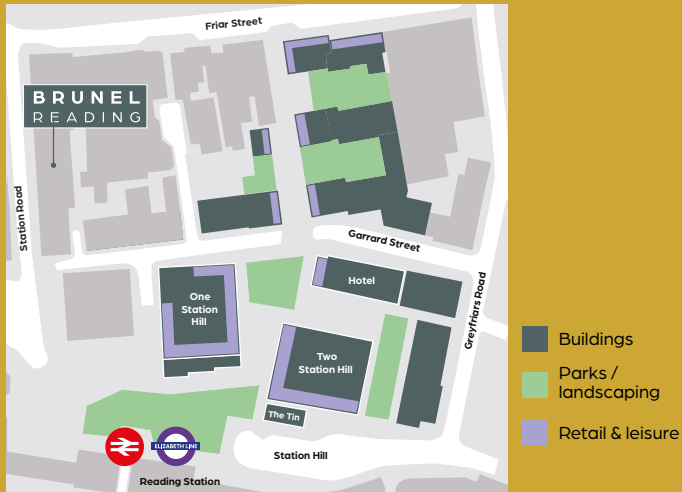
The Elizabeth Line offers direct connections to the West End, the City and Canary Wharf.





# STATION HILL DEVELOPMENT

A transformational development for Reading and the Thames Valley, a new centre of activity creating a connected live-work-play experience, all just 200m away from Brunel House. The first two of three phases are due to complete around April 2024.



95,000 sq ft of activated lifestyle-led retail, leisure and amenity space



Up to 1,300 new homes



625,000 sq ft of office space



2 acres of public realm linking the Station and North Reading to the town centre

# OFFICE MARKET

With over 15,000 businesses choosing to be in Reading, from start-ups to some of the world's strongest brands, it's already known as one of the most established centres for business, particularly within the fields of science and technology.

The town is demonstrating strong rental growth, with recent lettings in the Station business quarter achieving £37.00 – £41.00 per sq ft.

Best in class offices are forecast to reach the mid-£50s per sq ft, at the new Station Hill development completing in early 2024.

There are close to 2m sq ft of lease events in Reading over the next 24 months, compared to all as built supply of 861,000 sq ft.



verizon

ORACLE

ERICSSON



NOKIA



wood.



IQVIA



sanofi

VISA

# A PRIME RETAIL DESTINATION

Widely known as the 'capital of the Thames Valley', Reading is one of the most important commercial and commuter locations outside London.

The town is the focal point for economic growth along the M4 motorway and is classed as one of the most vibrant urban centres in the UK. It has a growing, skilled and affluent workforce.

The Oracle Shopping Centre, Broad Street and Broad Street Mall are close by and form the vibrant heart of the town centre. They offer a host of fashion and lifestyle brands, as well as food, drink and leisure facilities and independent retailers.



PRIMARK



EST. 1884



WHSmith

NEXT



LONDON STREET BRASSERIE



HOUSE OF FRASER



BUZZ gym

HOTEL Chocolat.



T.K. MAXX



VUE



ALL-BAR-ONE

wagamama



Sainsbury's

CAFFÈ NERO



★ PRET ★

YD!



# READING DEMOGRAPHICS

**424k**

CORE CATCHMENT

**1.3m**

RESIDENT  
CATCHMENT

**15m**

ANNUAL VISITORS  
TO READING

**40k**

OFFICE WORKERS

**40%**

OF POPULATION  
IS UNDER 30

**No.1**

THAMES VALLEY  
RETAIL DESTINATION

**4th**

HIGHEST AVERAGE  
WAGE IN UK

**fastest**

GROWING ECONOMY  
IN THE UK

**19k**

STUDENTS

**20m**

ANNUAL PASSENGERS  
THROUGH READING  
STATION



## THE OPPORTUNITY

### TENURE

Freehold.

### VAT

The property is elected for VAT.

### ANTI MONEY LAUNDERING

In accordance with regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### OPPORTUNITY

Brunel is an existing Class-E office and ground floor retail building, which provides further opportunities for refurbishment for owner occupiers or investors.

Alternatively, the premises can provide alternative uses subject to planning.

### PRICING

Offers are invited in excess of £3,000,000 (Three Million Pounds) for the freehold interest, subject to contract, and exclusive of VAT.

### DATA ROOM

Data room access is available upon request.

The agents for themselves and for the vendors or lessors of this property give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Rents quoted may be subject to VAT in addition. These particulars were prepared in October 2023.

## CONTACTS

For further information, or to arrange an inspection, please contact the joint sole agents:



**Philip Hunter**  
philip@hatch-re.com  
07752 140 927

**Tom Fletcher**  
tom@hatch-re.com  
07752 127 413

**Charlie Benn**  
charlie@hatch-re.com  
07563 383 443



**Guy Parkes**  
gparkes@vailwilliams.com  
07788 188 874

**Andrew Baillie**  
abaillie@vailwilliams.com  
07502 233 770

**Arabella Macrae**  
amacrae@vailwilliams.com  
07775 862 913