

# THE WHITE BUILDING

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# TIME

A

FOR

# CHANGE

“THE AVERAGE  
GIVES THE WORLD  
ITS DURABILITY.  
THE UNUSUAL ITS  
VALUE”  
OSCAR WILDE

# WHAT INSPIRES US?

THE WHITE BUILDING is shaped by a commitment to create the most inspirational modern workplace in Reading, the capital of the Thames Valley.

Bang in the city's urban heart, it will mix pizzazz and practical workspace to suit innovative and successful companies of all kinds, and their discerning clients and their staff.

A total of 93,145 sq ft is available, in open areas of 6,000 sq ft and upwards. This makes it ideal for brand agencies, software engineers, accountants, lawyers and everything in between – because all businesses rely on open and creative thinking.

THE WHITE BUILDING – help your people open their minds.



97% OF EMPLOYEES  
REGARD THEIR OFFICE AS  
A SYMBOL OF THEIR VALUE  
Management Today

86,000  
HOURS OF OUR LIVES  
ARE SPENT AT WORK

# A WORKPLACE LESS ORDINARY



THE WHITEWOODS

**STRIPPED  
BACK DETAIL**

**COMPLETELY  
TRANSFORMED  
OFFICE BUILDING**

**93,145  
SQ FT**

**13,315  
SQ FT FLOOR  
PLATES**

**FLEXIBLE  
FLOOR PLATES**

**3 MINS  
TO THE ORACLE  
SHOPPING CENTRE**

**ROOF  
TERRACE**

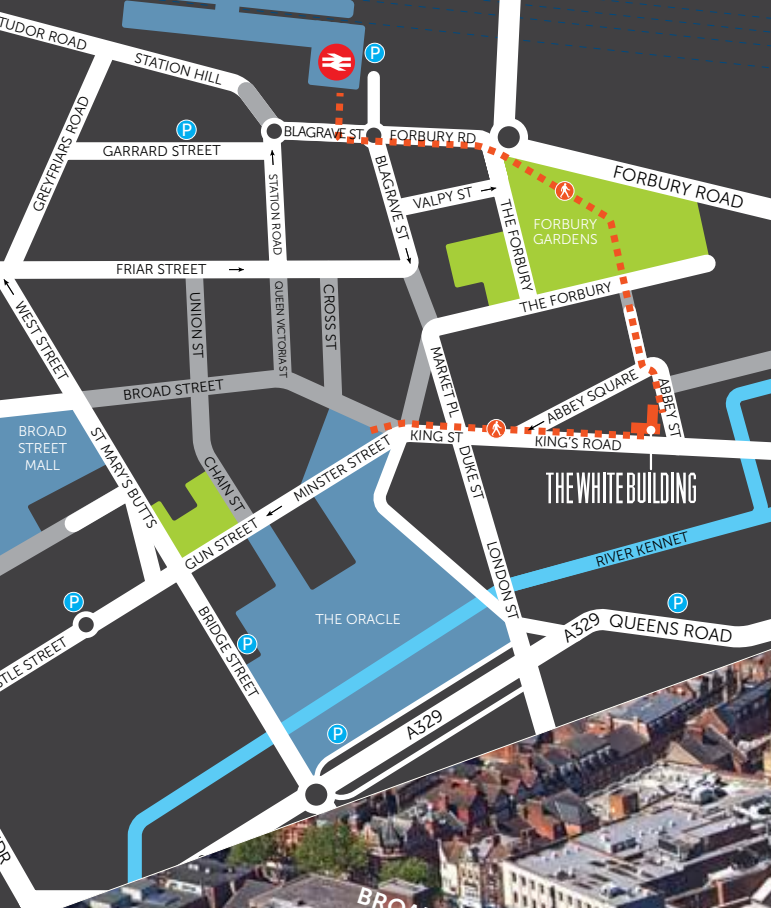
**GREEN  
CREDENTIALS**

**CONTEMPORARY  
OFFICE  
DESIGN**

**RAIL  
AIR+ROAD** **CONNECTED**


**GREAT  
AMENITIES  
INSIDE AND OUTSIDE**

**105**  
CAR PARKING SPACES  
RATIO 1:860 SQ FT



RIVER THAMES

 **READING STATION**

 **FORBURY GARDENS**

**THE ORACLE**

  **THE WHITE BUILDING**  
KINGS ROAD  
READING RG1 3BU

**6** MINUTE  
WALK FROM  
STATION

**3** MINUTE  
WALK TO THE  
ORACLE

**URBAN  
ROUTES**



THE WHITE BUILDING is designed with a fresh approach in mind. Forget what your typical office building looks or feels like, you never get a second chance to make a first impression.

We want your staff and clients to feel invigorated and inspired by the building and its urban environment.

**INSPIRING &  
IMPRESSIVE**

# FLOOR BY FLOOR FIT FOR PURPOSE

Floor		Net internal area	
		sq ft	sq m
7	(roof terrace)	3,143	292
7	(ancillary)	560	52
6		13,315	1,237
5		13,315	1,237
4		13,315	1,237
3		13,315	1,237
2		13,315	1,237
1		13,315	1,237
G		10,478	973
R	(reception)	2,217	206
<b>TOTAL</b>		<b>93,145</b>	<b>8,653</b>

**105**

**PARKING SPACES - RATIO 1:860 SQ FT**

**39**

**CYCLE SPACES**

**9**

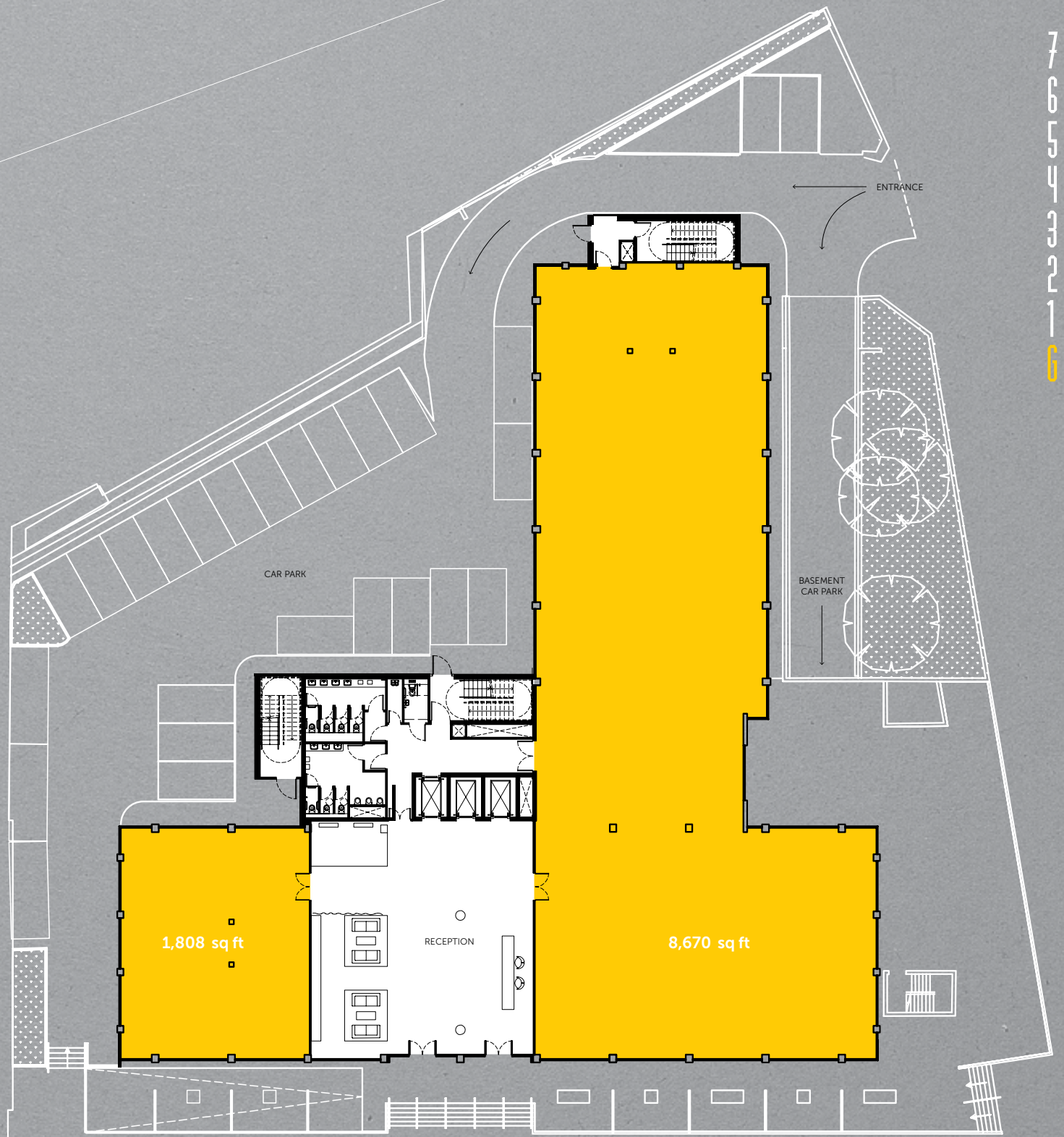
**SHOWERS AND LOCKER ROOM**

**1**

**ROOF TERRACE**

**1:10**

**OCCUPANCY DENSITY PER SQ M**

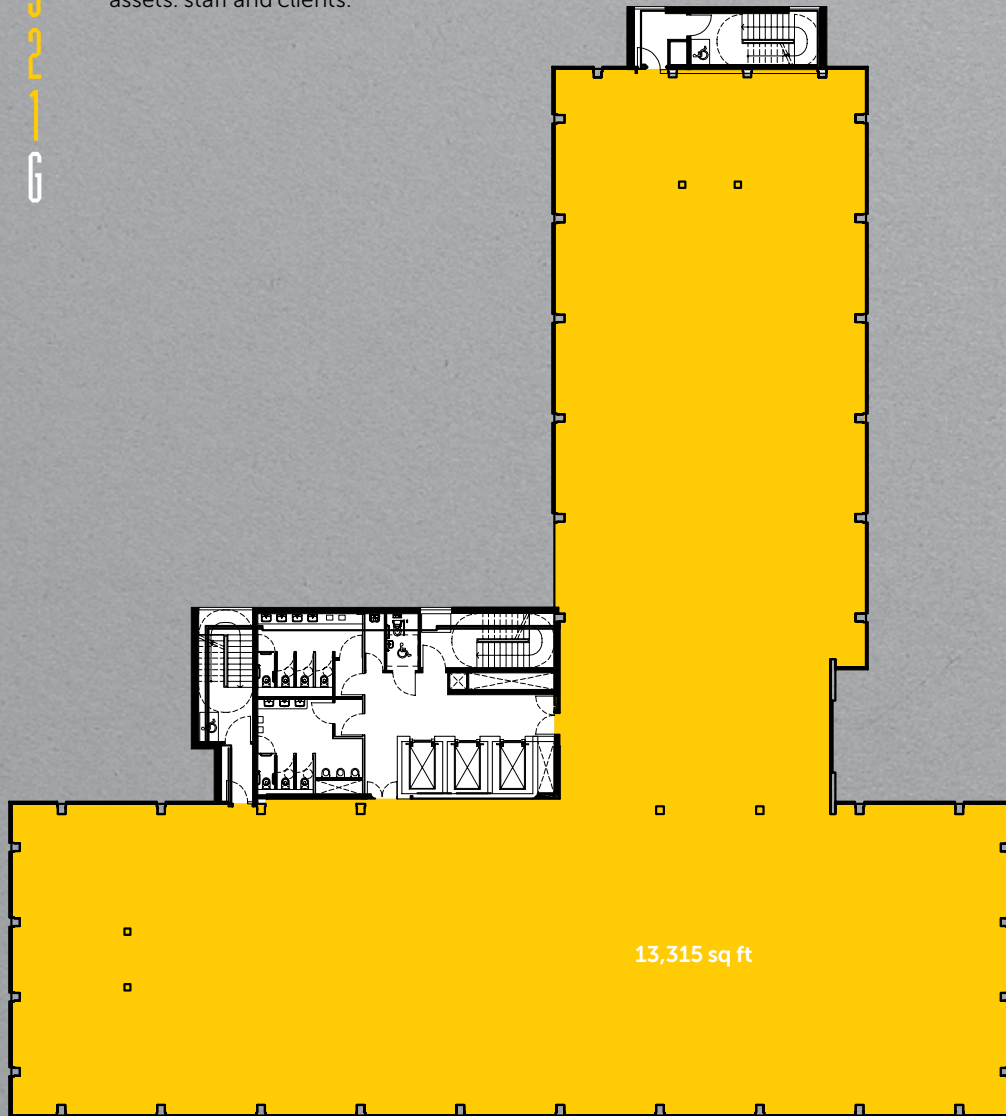


SITE PLAN



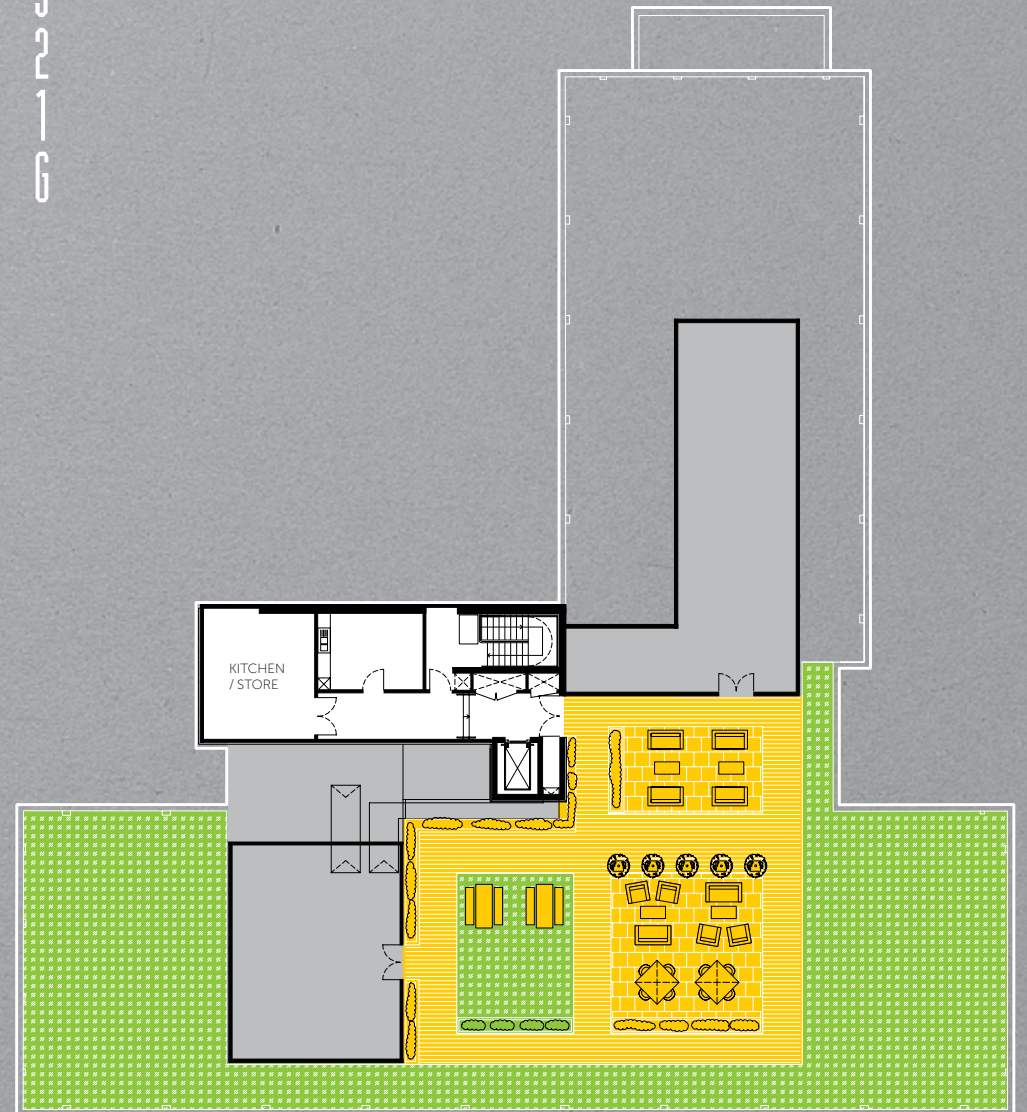
THE WHITE BUILDING offers flexible and virtually column-free floors of 13,315 sq ft with new floor to ceiling glazing.

The new office space provides an inspiring working environment to help the modern occupier attract and stimulate its most important assets: staff and clients.



TYPICAL UPPER FLOOR

Take a break, stretch your legs, make the most of your lunchtime. Our roof terrace is an amenity for the whole building rather than an extension of an office floor.



ROOF TERRACE



# TOWARDS A WORKPLACE LESS ORDINARY

THE WHITE BUILDING provides a canvas on which an occupier can stamp its brand, creating a unique environment that staff want to work in and clients want to visit.



CONTEMPORARY  
OFFICE  
DESIGN

# RELEASE YOUR INNER CREATIVE

We believe that THE WHITE BUILDING will create a more interesting and inspiring working environment

Here is just one example of how an occupier might choose to fit out its space.

# THE GREAT OUTDOORS

A roof terrace deserves to be used – that's why we are providing free wifi, outdoor furniture and space for your weekly exercise class.





THE WHITE BUILDING

THE WHITE BUILDING

WHITE AT NIGHT

# FIT OUT FOR THE FUTURE



THE WHITE BUILDING is a workplace with a different aspect. We've replaced suspended ceilings and recessed lighting with exposed services for a more remarkable modern office space.

# THE NUTS AND BOLTS



## OVERVIEW

- Full CAT A building refurbishment
- Newly configured entrance and reception
- New floor to ceiling glazing throughout, providing excellent natural light
- Exposed media-style ceilings incorporating LG7 compliant lighting and new heating and cooling system
- Occupancy density 1:10m<sup>2</sup>



## LANDSCAPING

- Newly landscaped street frontage and resurfaced car parking
- Natural textured stone paving slabs with inset feature lighting providing illumination
- New stone cladding to boundary walls
- High quality stone benches with integral illumination
- Large communal roof terrace
- DDA compliant access
- New trees along Kings Road and Abbey Street frontage

## PARKING SPACES AND ACCESS

- 105 on-site car parking spaces (1:860 sq ft)\*
- 39 secure cycle spaces

\*Assumes multi-let building. 1:887 sq ft if let to single occupier



## MECHANICAL SERVICES

- New mechanical installations throughout
- New efficient VRF heating and cooling system via air-sourced heat pump
- Internal design conditions 23°C +/-2°C (summer) 21°C +/- 2°C (winter)
- Building energy management system (BEMS)

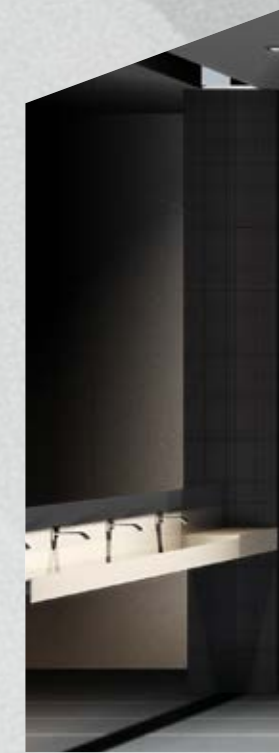
## ELECTRICAL SERVICES

- LG7 compliant lighting (350–400 lux target)
- Digital lighting control system
- PIR lighting throughout the office and core with daylight sensors
- Central building management system (BMS)
- Generator connection capability



## LIFTS

- 3 x new 13 person 1000kg passenger lifts (incl. 1 fire fighting lift)
- Minimum 2.0 mps passenger lift speed
- Hybrid destination control system



## WCs AND SHOWERS

- New male and female WCs on each floor
- New male and female changing rooms with 8 showers and 42 lockers at basement level
- A DDA compliant shower room is provided at basement level



## FLOORS AND CEILINGS

- Fully accessible raised floor set 80mm from the top of the structural slab
- Average 2925mm floor to ceiling height for floors 1–6 with locally lowered heights of approximately 2470mm
- The ground floor has a ceiling height of 3610mm– 3710mm, with lowered heights of between 3160mm–3210mm

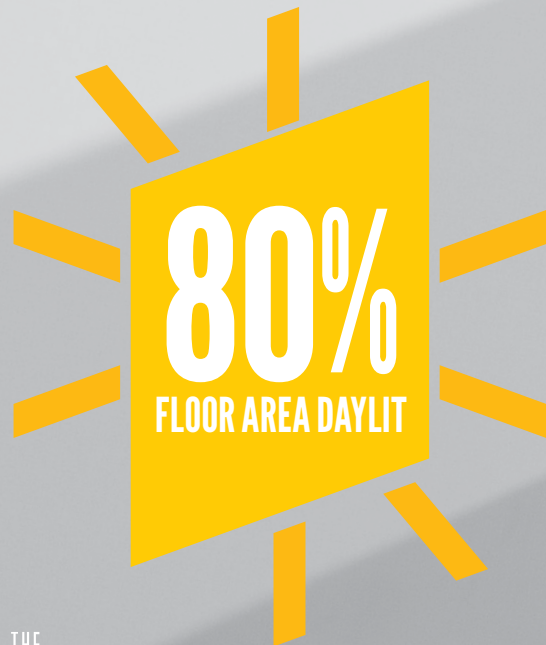
FULL  
**CATA**  
SPECIFICATION



# WORKING TODAY SUSTAINING TOMORROW

## ENERGY EFFICIENCY

We have worked hard to ensure that the building's environmental credentials are as good as they can be. We want our buildings to be sustainable and for the companies that choose those buildings to be satisfied that they, too, are doing their bit for the environment.



### ENERGY SAVING FEATURES:

- Target EPC rating B
- High efficiency gas condensing boiler
- High performance VRF heating and cooling units with low fan power
- Low heat loss glazing with high UV rejection throughout
- Thermal upgrade to the roof to match that of a new build
- Thermal upgraded walls to reduce heat loss
- Improved air-tightness to reduce air and heat leakage
- LED lighting in communal areas with presence detectors
- Dimmable luminaire controls
- High daylight factors in offices to reduce artificial lighting

### ADDITIONAL BENEFITS:

- Excellent public transport and pedestrian/cycle connections to railway station and town centre amenities
- Recycling facilities
- Landscaping provided to enhance site ecology
- Energy metering and sub-metering of light and power to each floor
- Low flow sanitary ware fitted to reduce water consumption

\* Design target compared to building regulations' requirements

# SERVICE BUILT-IN

THE WHITE BUILDING concierge service is offered to maximise convenience and smooth out life's wrinkles.

The building's dedicated Welcome Hosts can arrange those tasks that interrupt the flow of your working week – from dry cleaning and on-site car valet, to last minute restaurant and hotel bookings.

- Welcome Hosts
- Hotel & restaurant bookings
- Building app
- Travel arrangements
- Day-to-day errands
- Emergency requests
- Unique experiences
- Dry cleaning service
- iPads in business lounge
- Refreshments service
- Home delivery & storage
- Car valet
- Bike repair
- Umbrella provision
- Towel service
- Yoga & fitness instruction



# LOOKING FORWARD TO WELCOMING YOU

- 1 Lucy Boulton Brooks  
Graduate  
BBRE
- 2 Alan Lace-Evans  
Structural Engineer  
Thomasons Ltd
- 3 Grant Fague  
Architect  
SPPARC
- 4 Keith McCahon  
Project Manager  
Graham Construction
- 5 Monika Doszla  
Architect  
SPPARC
- 6 Maria Lopez Gomez  
Architectural Assistant  
SPPARC
- 7 Roger James  
Development Director  
BBRE
- 8 John Petts  
MIE Engineer  
AWA
- 9 Ian Wilson  
Director  
CBRE Global Investors
- 10 James Whitcher  
Asset Manager  
BBRE
- 11 James Ennis  
Project Manager  
Malcolm Hollis LLP



Boulton Brooks Real Estate (BBRE) is an entrepreneurial, family owned company led by Clive Boulton Brooks. Spanning over 27 years, BBRE has an impressive track record in property investment and development having transacted over £5 billion in the UK and Europe.

With a proactive development division that specialises in speculative, pre-let and forward funded schemes across office, residential, mixed-use, retail and industrial property sectors, the company started investing and developing in Shoreditch and surrounding city fringe markets

in 1987. BBRE continues to invest and develop in London today, however it is now active UK-wide. Key projects have ranged from restorations of dilapidated Victorian warehouse buildings through to new build office, industrial and mixed use developments.

Boulton Brooks' design ethos and focus on attention to detail have resulted in the creation of exquisite live/work environments, and its in-house management approach ensures a proactive and personal relationship with its clients.

A DEVELOPMENT BY



BOULTON BROOKS  
REAL ESTATE

DEVELOPMENT PARTNERS



ARCHITECTS



	Per Car
	£5
	£6
	£10
Seats	£25
ISH	Starts From £50
x4s	£5 EXTRA



TALK TO:

**Lambert  
Smith  
Hampton**  
0118 959 8855  
www.lsh.co.uk

TOM FLETCHER  
T: 0118 960 6914  
tfletcher@lsh.co.uk

**rare**  
ra-re.co.uk  
0118 907 9700

GUY PARKES  
T: 0118 907 1299  
gparkes@ra-re.co.uk

33 Margaret Street  
London  
W1G 0JD  
savills.co.uk **savills**  
020 7499 8644

ANDREW WILLCOCK  
T: 020 7409 8866  
awillcock@savills.com

THEWHITEBUILDING.CO.UK 33 KINGS ROAD  
READING RG1 3BU



proudly supporting

**Reading UK**  
www.livingreading.co.uk

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# THE WHITE BUILDING

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# READING: UK'S BEST PERFORMING ECONOMY\*

\* Good Growth for Cities 2013 report (PwC/Demos) based on 10 key indicators to economic success and wellbeing, including employment, health, income and skills.



**2ND**  
LARGEST  
RAIL HUB IN THE UK  
OUTSIDE LONDON

**25 MINS**  
FAST TRAIN TO  
LONDON

# MAINLINE CONNECTIONS

## ... AND FOR THE FUTURE

When the line fully opens in 2019, Crossrail will run to Reading, serving a total of 40 stations along the entire route. Crossrail will significantly improve access and journey times into the West End, the City and Canary Wharf.

For the maximum benefit, you will be able to combine the First Great Western service to Paddington with the Crossrail service and achieve the following journey times:

- Reading to Paddington – 26 mins
- Reading to West End (Bond Street) – 30 mins
- Reading to City (Liverpool Street) – 36 mins
- Reading to Canary Wharf – 44 mins

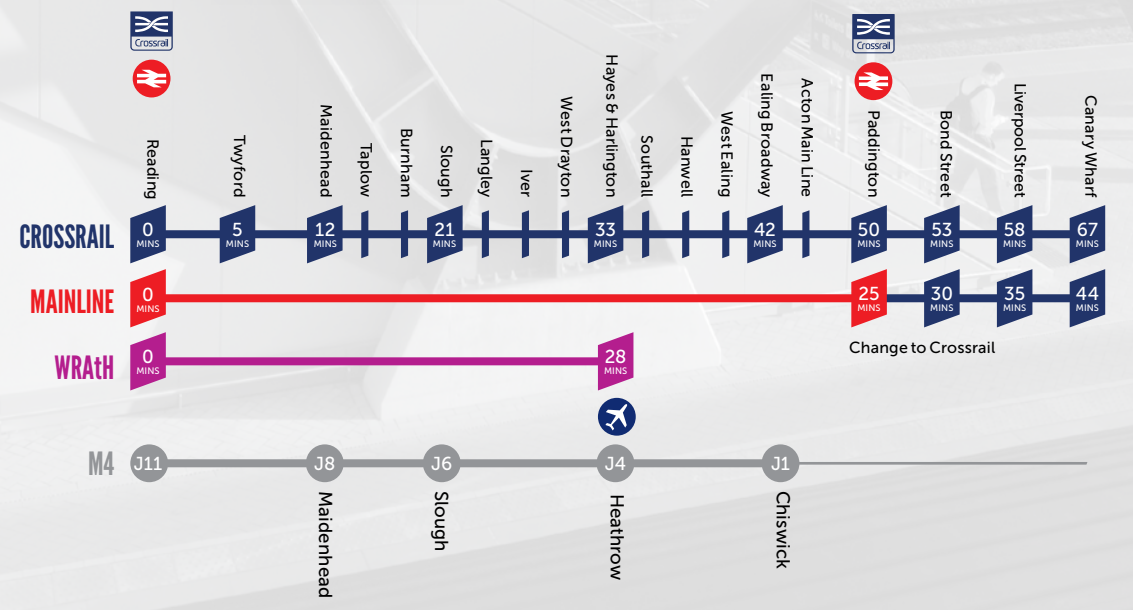
There will be 24 Crossrail trains an hour from Paddington through Central London.

What's more, London Heathrow will be less than half an hour from Reading when the new rail link (WRAtH) becomes operational.

## A KEY RAIL INTERCHANGE NOW ...

Reading's mainline station is a major UK rail hub, handling some 16 million passengers a year. There are connections with London Paddington and London Waterloo to the east, Bristol and Wales to the west and directly to Birmingham (New Street & International), Guildford, Oxford, Basingstoke and Newbury.

An £850 million upgrade – the biggest in the UK – has provided new entrances and a concourse; five new platforms have been added with modified track layouts to improve passenger and freight transport flows.



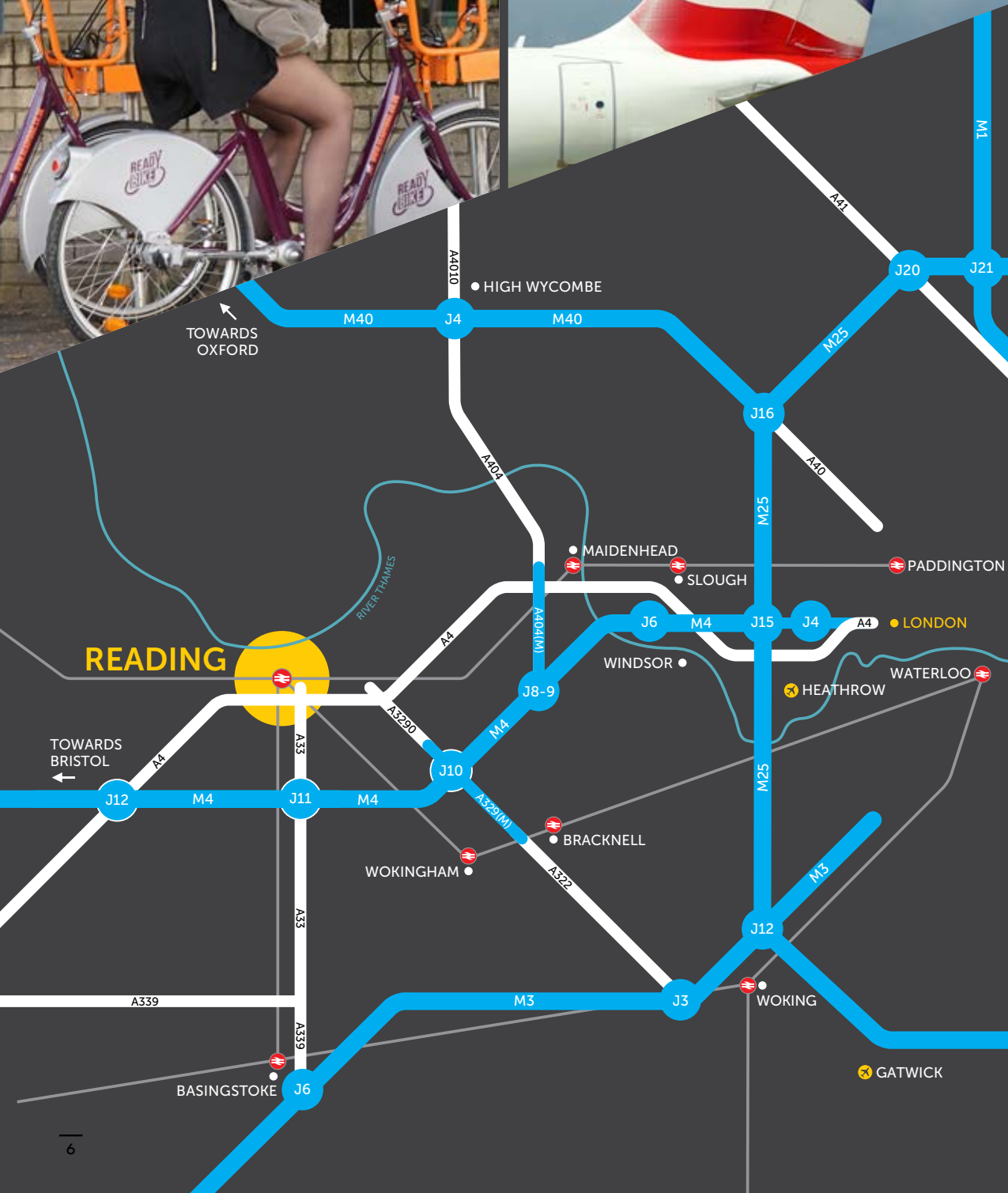


# WHEELS AND WINGS

**28 MILES**  
TO LONDON HEATHROW

## TRAVEL DISTANCES

M4	4 miles
M25	24 miles
London Heathrow Airport	28 miles
London Gatwick Airport	55 miles
Oxford	20 miles
London	40 miles
Bristol	69 miles



## ROAD

Reading has excellent road connections with three motorway junctions (J10, 11 & 12) of the M4, providing direct access to the M25 and the national motorway network.

M4 J10 is served by the motorway A329M, and M4 J11 is reached by a dual carriageway, the A33.

## BIKE

Reading is served by a 37 mile cycle network, of which 17 miles are segregated from general traffic. These will soon include a new Thames Bridge linking the north bank with the railway station.

Reading has launched Readybike – a London-style bike hire scheme with currently 29 docking stations throughout the urban area and a dedicated website: [readybike.co.uk](http://readybike.co.uk)

## AIR

### Heathrow

London Heathrow is 28 miles east of Reading and can be reached directly via the M4 motorway (J4). RailAir operates a non-stop 45-minute bus service between the railway station and the airport.

### Other international airports

London Gatwick is 55 miles south east of Reading and Southampton Airport Parkway is only 46 miles (direct rail 46 minutes).

### Proposed direct rail link to Heathrow

The Department of Transport has announced plans to build a new rail link (WRAtH) from Reading to Heathrow. The spur off the main Reading to London line could be operational by 2021 and will provide a 28 minute journey time to Heathrow with four trains per hour. This will reinforce Reading as a location for international business and provide occupiers with a springboard into Central Europe and beyond.



# AN ECONOMIC POWERHOUSE

**£444**

**PRIVATELY RENTED ROOMS  
AVERAGE MONTHLY RENT**

Valuation  
Office Agency  
June 2014

UNIVERSITY OF READING IS IN THE

**TOP 1%**

**OF THE WORLD'S UNIVERSITIES**  
Times Higher Education

**AVERAGE EARNINGS**

**£621**

**PER WEEK IN READING  
4TH IN THE UK**

[www.adzuna.co.uk](http://www.adzuna.co.uk)

**77%** EMPLOYED  
**RANKED 5TH IN UK**

Centre for Cities

**3RD**  
**OVERALL SMALL  
EUROPEAN CITY**

Cities of the Future

**£348,412**  
**AVERAGE PROPERTY VALUE IN  
READING**

Zoopla

**1ST**

**PWC GROWTH REPORT  
FOR CITIES IN THE UK**

PwC & Demos, Good Growth  
for Cities Index –  
2013 & 2014

**649,000**  
**POPULATION  
CATCHMENT**

**1ST**  
**FOR PRODUCTIVITY**

Think Tank for Cities Feb 2015

**2ND**  
**HIGHEST DENSITY OF  
SMEs OUTSIDE LONDON**

Centre for Cities

**42.6%**  
**DEGREE LEVEL  
EDUCATED OR HIGHER  
5TH BEST IN UK**

Reading UK CIC



BUSINESS GROWTH  
**5.2%**  
 2011 – 2013

PwC

# IN GOOD COMPANY

## FTSE100 COMPANIES ON YOUR DOORSTEP...

Outside London, the Thames Valley is the economic powerhouse of the British economy. It is home to 42,000 businesses and includes the European and global headquarters of more than 200 Fortune 500 companies.

Reading is considered its capital and the commercial centre for the region. World leaders in finance, IT, global communications and a high

concentration of FTSE100 companies have their headquarters in the area.

It has a highly skilled workforce of 1.7 million people, of whom 800,000 live within 25 minutes drive time of Reading.

The University of Reading is ranked in the top 1% of universities in the world and has around 17,000 students of more than 140 nationalities.

### TOWN CENTRE BUSINESSES



### OUT OF TOWN BUSINESSES



# TOP TALENT...

## HIGHLY SKILLED WORKFORCE

Reading has a strong and mature knowledge economy based on the local cluster of technology and creative sector industries. Technology industries include ICT, business & financial services, energy & renewables.

It has 1,400 businesses in the creative industries sector\*, including companies specialising in software, computer games, design, PR & marketing and IT development.

42% of the Reading workforce have been educated to degree level or higher – the fifth best rating in the UK\*\*, and Reading has one of the best rates of retention of its university graduates in the UK.

The University of Reading has flagship courses in film, theatre and television, graphic communication and architecture, biological sciences, food, pharmacy, cybernetics and business management.



**4TH**

FOREIGN INVESTMENT IN PRODUCTION & BUSINESS

Cities of the Future

**7TH**

IN THE UK OF QUALIFICATIONS NVQ 4 AND ABOVE

Centre for Cities

**17,000**

READING UNIVERSITY GRADUATES PER YEAR

**40%**

OF WORKFORCE ARE IN KNOWLEDGE BUSINESS SERVICES



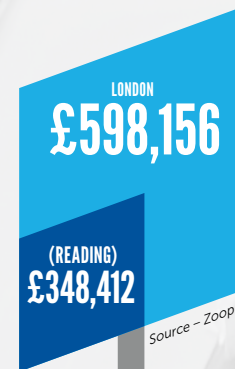
# READING V LONDON STATS

## REDUCED OPERATIONAL COSTS IN READING

A relocation to Reading will dramatically reduce your property outgoings. Total occupancy costs in Reading are over 70% lower compared to the West End core and just less than 50% lower than Paddington, and yet Reading is only 25 minutes by train from the capital.

The White Building provides grade A office accommodation at half the cost.

## AVERAGE PROPERTY VALUES



## OCCUPIER COST PER SQ FT



## COST PER DESK



# READING FULL OF FLAVOUR





# A GREAT PLACE TO LIVE AND WORK

## HIGHLIGHTS INCLUDE:

- The 750,000 sq ft Oracle shopping centre with restaurants, cafes and bars only minutes away
- A range of international-quality hotels nearby
- Fitness and leisure facilities throughout the town, with Buzz Gym just over the road.
- The Hexagon, The Concert Hall and other nearby arts facilities provide a rich cultural scene
- World famous Reading Festival every August
- Forbury Square with three top-quality restaurants and cafés is only a short walk away
- Readybike stations around Reading
- Reading Station is a 6 minute walk via Forbury Gardens or 3 minutes by bike
- Brand new apart-hotel, House of Fisher, is adjacent
- Numerous new apartment developments, including Kennet House on Kings Road

See [thewhitebuilding.co.uk](http://thewhitebuilding.co.uk) for interactive map



**1 BILL'S**

Chain Street RG1 2HX  
bills-website.co.uk  
0118 939 1365  
5 minute walk

**2 LINCOLN COFFEE HOUSE**

60 Kings Road RG1 3AA  
lincolncoffeehouse.co.uk  
0118 950 7410  
30 second walk

**3 MY KITCHEN & COFFEE**

Queen Victoria Street  
mykitchenandcoffee.co.uk  
07403 588399  
4 minute walk

**4 PATISSERIE VALERIE**

134 Broad Street RG1 2BD  
patisserie-valerie.co.uk  
0118 9593179  
2 minute walk

**5 PICNIC FOODS**

5 Market Place RG1 2DP  
picnicfoods.co.uk  
0118 958 9292  
2 minute walk

**6 WORKHOUSE COFFEE**

10-12 King Street RG1 2HF  
workhousecoffee.co.uk  
2 minute walk

CAFFEINE  
FIX



READING OFFERS OVER  
**500**  
RESTAURANTS & CAFÉS  
Trip Advisor

LUNCH  
IN STYLE

**1 CARLUCCIO'S**  
Forbury Square RG1 3EJ  
carluccios.com  
0118 958 3095  
3 minute walk

**2 CERISE**  
26 The Forbury RG1 3EJ  
theforburyhotel.co.uk/dine  
0118 952 7770  
3 minute walk

**3 CÔTE BRASSERIE**  
Oracle Riverside RG1 2AG  
cote-restaurants.co.uk  
0118 959 1180  
4 minute walk

**4 FORBURY'S RESTAURANT**  
King's Road RG1 3AR  
forburys.co.uk  
0118 957 4044  
3 minute walk

**5 LONDON STREET BRASSERIE**  
2-4 London Street RG1 4PN  
londonstreetbrasserie.co.uk  
0118 950 5036  
2 minute walk

**6 WOLF**  
94 Broad Street RG1 2AP  
wolfstreetfood.com  
0118 959 8179  
5 minute walk



OVER  
**150**  
STYLISH STORES

# STYLISH STORES

**1 APPLE STORE**

The Oracle RG1 2AQ  
apple.com/uk  
0118 925 4500  
4 minute walk

**2 DEBENHAMS**

The Oracle RG1 2AQ  
debenhams.com  
0118 959 1180  
4 minute walk

**3 HOUSE OF FRASER**

The Oracle RG1 2AQ  
houseoffraser.co.uk  
0118 958 6466  
6 minute walk

**4 HOLLISTER CO.**

The Oracle RG1 2AQ  
hollister.com/uk  
0118 939 4389  
5 minute walk

**5 HOTEL CHOCOLAT**

The Oracle RG1 2AH  
hotelchocolat.com/uk  
0118 959 1588  
4 minute walk

**6 HUGO BOSS**

The Oracle RG1 2AG  
hugoboss.com/uk  
0118 956 5620  
4 minute walk

**7 JOHN LEWIS**

Broad Street RG1 2BB  
johnlewis.com  
0844 693 1754  
4 minute walk

**8 JONES**

The Oracle RG1 2AG  
jonesbootmaker.com  
0118 996 0091  
4 minute walk

**9 SIMON DOWLING**

8 The Forbury RG1 3EJ  
simondowlingbespoke.com  
0118 950 8133  
4 minute walk

**10 SUPERDRY**

14-16 Oxford Road RG1 7LA  
0118 958 4705  
superdry.com  
4 minute walk

**11 WATERSTONES**

89a Broad Street RG1 2AP  
0118 958 1270  
waterstones.com  
5 minute walk

# FIT FOR LIFE

# HEALTHY LIVING

## 1 ADVANCE GYM

106 Friar Street RG1 1EP  
advancegym.co.uk  
0118 957 4946  
7 minute walk

## 2 BUZZ GYM

100 Kings Road RG1 3BY  
buzzgym.co.uk  
0118 958 4589  
1 minute walk

## CAVERSHAM HEALTH AND FITNESS

Archway Road RG4 8HX  
clubchf.co.uk  
0118 948 4849

## DAVID LLOYD

1 Thames Valley Park Drive  
RG6 1PT  
davidlloyd.co.uk  
0118 966 2904

## 3 THE GYM READING

Broad Street Mall RG1 2LN  
thegymgroup.co.uk  
0330 055 3588  
6 minute walk

## PEAK XV FITNESS

Christchurch Meadows RG4 5LZ  
peakxvfitness.com  
07879 646969

## PUREGYM READING

69 Caversham Road RG1 8AD  
puregym.com  
0871 876 8712

## READING CLIMBING CENTRE

Britten Road RG2 0AU  
readingclimbingcentre.com  
0118 975 6298

## SPORTSPARK

Shinfield Road RG2 7BW  
sport.reading.ac.uk  
0118 378 8799

## STUDIO 42

Chatham Place RG1 7JE  
studio42.co.uk  
0118 950 2035

## WOKINGHAM WATERSIDE CANOE & KAYAK CENTRE

Thames Valley Park RG6 1PQ  
wokinghamcanoecub.co.uk  
0118 926 8280





# 50 HOTELS AND APARTMENTS

Trip Advisor



## STAY SMART

## LATE NIGHT

### 1 FORBURY HOTEL

26 The Forbury RG1 3EJ  
theforburyhotel.co.uk  
0118 952 7770  
3 minute walk

### 2 HOUSE OF FISHER

100 Kings Road RG1 3BY  
stayhof.com/100kingsroad  
0118 951 4151  
1 minute walk

### 3 MALMAISON

18-20 Station Road RG1 1JX  
malmaison.com/locations/reading  
0844 693 066  
6 minute walk

### 4 NOVOTEL

25b Friar Street RG1 1DP  
novotel.com/Reading-hotels  
0118 952 2600  
6 minute walk

### 5 IBIS HOTEL

25a Friar Street RG1 1DP  
ibishotels.com  
0118 953 3500  
6 minute walk

### 1 AFTER DARK

112 London Street RG1 4SJ  
theafterdarkclub.com  
0118 957 6847  
6 minute walk

### 2 LOLA LO

126-127 Friar Street RG1 1EP  
lolaloreading.com  
0118 9505 600  
7 minute walk

### 3 MILK

8 Merchants Place RG1 1DT  
milkreading.com  
0118 956 1482  
8 minute walk

### 4 MIX COCKTAIL BAR

The Walk RG1 2HG  
mix-bar.com  
0118 957 1365  
3 minute walk

### 5 OAKFORD SOCIAL CLUB

53 Blagrove Street RG1 1PZ  
oakfordsocialclub.com  
0118 959 4267  
6 minute walk

### 6 PURPLE TURTLE

9 Gun Street RG1 2JR  
purpleturtlebar.com  
0118 959 7196  
5 minute walk

### 7 THE BOWERY DISTRICT & SUB89

110-117 Friar Street RG1 1EP  
thebowerydistrict.co.uk  
0118 959 5395  
8 minute walk

