

ABBEY GARDENS

Abbey Street, Reading RG1 3BA

THE NEXT GENERATION OF WORKSPACE

BE A PART OF IT

2,600–38,100 SQ FT

abbeygardensreading.com

ABBEY GARDENS

ABBEY office smart

ELEGANTLY DESIGNED WORK READY OFFICES
WITH SHARED COLLABORATIVE SPACES,
SITUATED IN THE KING'S ROAD QUARTER.



COOL FITTED
WORK SPACES



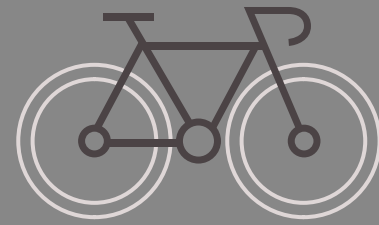
REFRESHMENTS
BAR



FOOD TRUCK
CATERING



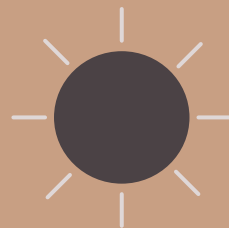
BRAND NEW
MULTIFUNCTION FITNESS
STUDIO WITH CLASSES



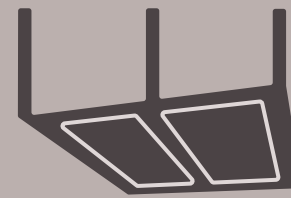
SECURE CYCLE RACKING
& UNDERGROUND CAR
PARKING



EXPERIENCE THE VIBE OF
OUR RIVERSIDE TERRACE



EXCELLENT NATURAL
LIGHT AND FANTASTIC
VIEWS ACROSS READING



MODERN MIX OF RAFT,
EXPOSED, AND SUSPENDED
CEILING FINISHES



ENERGY EFFICIENT,
ECO FRIENDLY DESIGN

ABBEY
impressed

A PLACE IN WHICH
YOUR STAFF WILL
BE PROUD TO WORK.

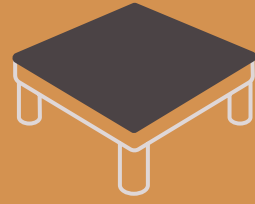
natural light
refreshment bar
riverside terrace



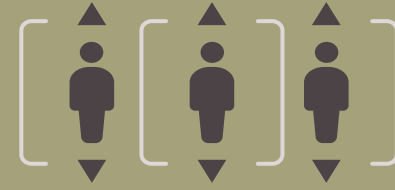
VRF HEATING AND COOLING SYSTEM



PIR LIGHTING THROUGHOUT WITH DAYLIGHT SENSORS



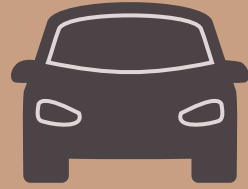
FULLY ACCESSIBLE RAISED FLOORS



NEWLY REFURBISHED PASSENGER LIFTS



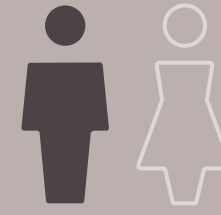
SHOWER AND LOCKER FACILITIES



SECURE ON SITE UNDERGROUND PARKING RATIO OF 1:1087 SQ FT



BREEAM 'VERY GOOD' EPC RATING 'B'



WC FACILITIES ON EACH FLOOR



ABBEY
a part of it

ABBEY
together

BRAND NEW COLLABORATIVE
AND SOCIAL BUSINESS LOUNGE
WITH BREAKOUT AREAS.

ABBEY healthy

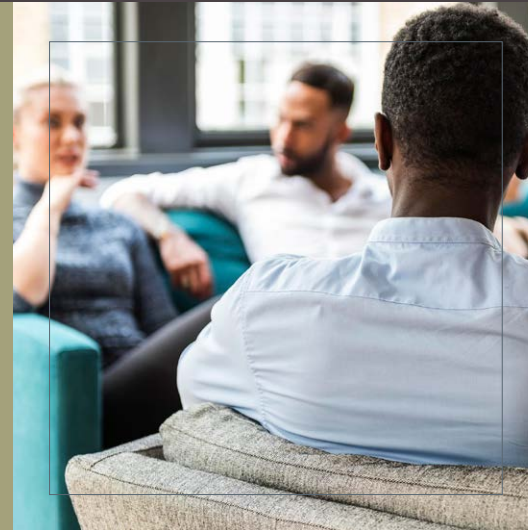
EMBRACING
WORKPLACE
WELLBEING

A healthy workplace is everyone's business. ABBEY GARDENS helps you to practice healthy habits on a daily basis to attain better physical and mental wellbeing enabling you to thrive.

wellness studio
breakout areas
collaborative lounge



DEDICATED WELLNESS
& FITNESS STUDIO
WITH CLASSES



BREAKOUT AREAS
FOR TIME AWAY FROM
THE SCREEN AIDING
MINDFULNESS



COLLABORATIVE
BUSINESS LOUNGE FOR
SOCIAL CONNECTIONS







CONCIERGE RECEPTION
AND 24/7 SECURITY






ENGAGE WITH YOUR
BUSINESS COMMUNITY





DOWNLOAD THE PROP
TECH ABBEY GARDENS
COMMUNITY BUILDING APP



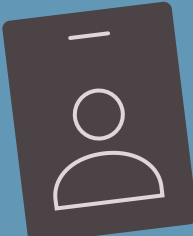
HANDS FREE
ACCESS





CONTROL AIR
QUALITY





VISITOR
MANAGEMENT



ABBEY tech savvy

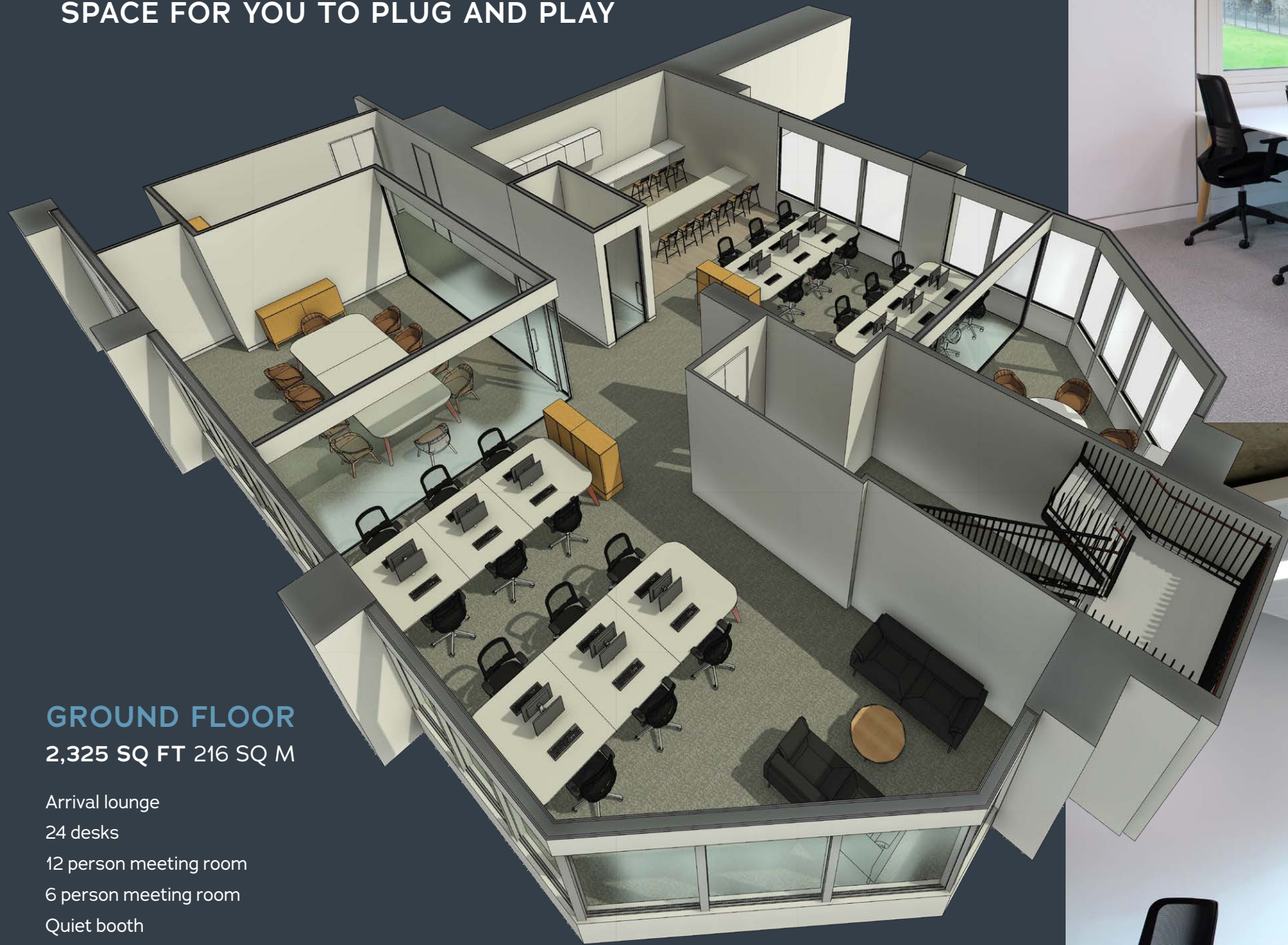
TAKE GREATER CONTROL
OF YOUR ENVIRONMENT

A smarter building at your fingertips.
Use the Abbey Gardens community app to open doors contactlessly, find the best local offers and stay up-to-date with building news. Air quality sensors can be provided to offer peace of mind and you will also benefit from a concierge reception and 24/7 security.



ABBEY work ready

FROM 2,325 SQ FT FULLY FITTED
SPACE FOR YOU TO PLUG AND PLAY



GROUND FLOOR 2,325 SQ FT 216 SQ M

- Arrival lounge
- 24 desks
- 12 person meeting room
- 6 person meeting room
- Quiet booth
- Soft seating
- Kitchen/breakout zone
- Comms cupboard
- Storage/locker facilities

Fitted solutions are also available in other suites.



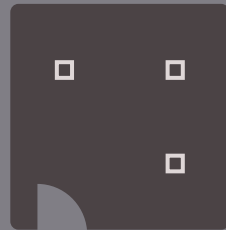


Similar style suite

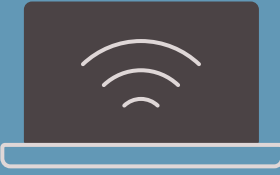




Similar style suite



OPEN PLAN OFFICES



HIGH SPEED READY TO GO WIFI



CONTEMPORARY FURNISHINGS



NO FIT OUT COSTS



MEETING ROOMS



FLEXIBLE LEASE TERMS



KITCHEN & BREAKOUT SPACE

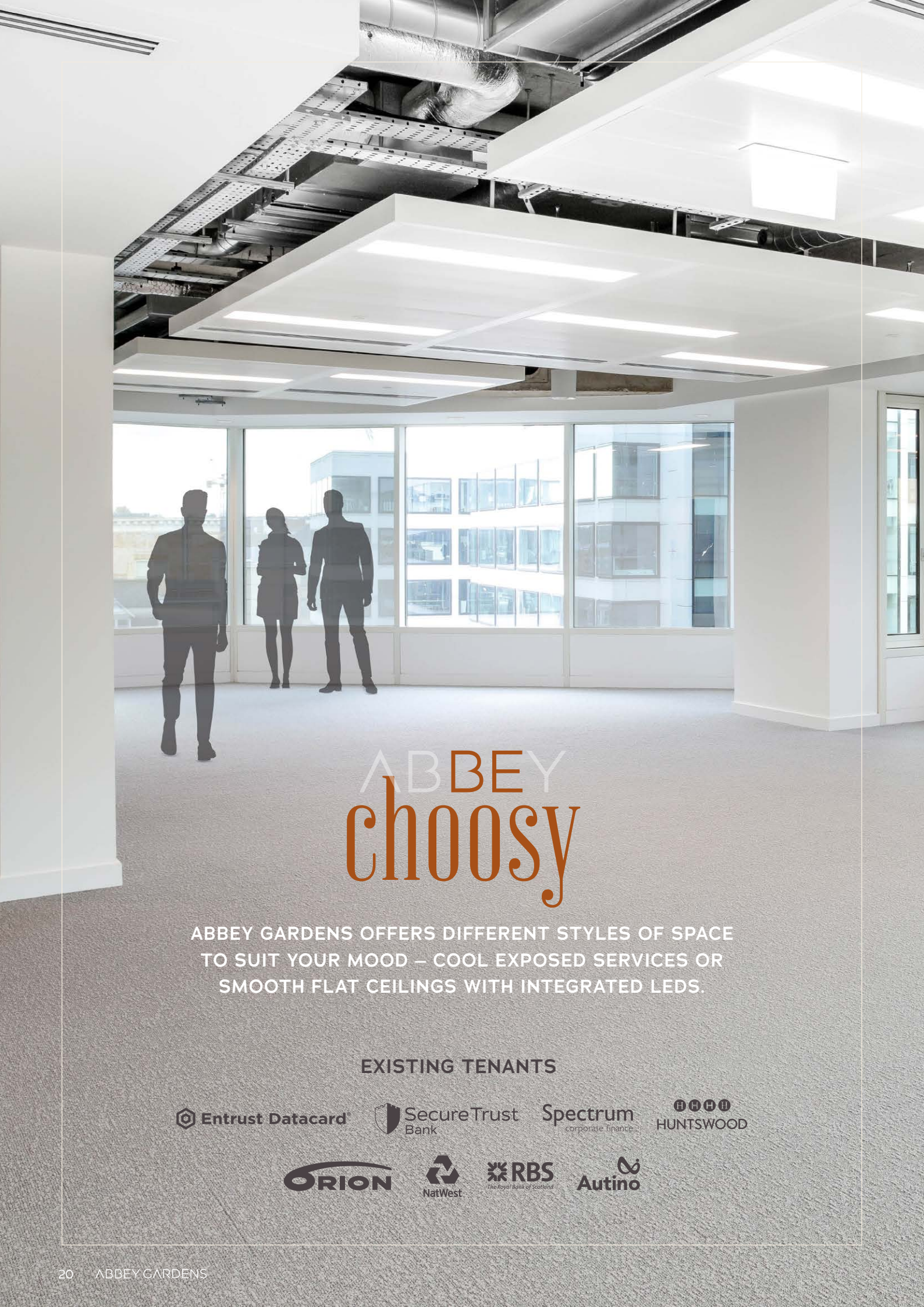


PHONE BOOTHS



Similar style suite





ABBEY choosy

ABBEY GARDENS OFFERS DIFFERENT STYLES OF SPACE TO SUIT YOUR MOOD – COOL EXPOSED SERVICES OR SMOOTH FLAT CEILINGS WITH INTEGRATED LEDS.

EXISTING TENANTS



ABBEY creative

FLEXIBLE OPEN PLAN FLOORPLATES WITH LAYOUTS WHATEVER YOUR BUSINESS

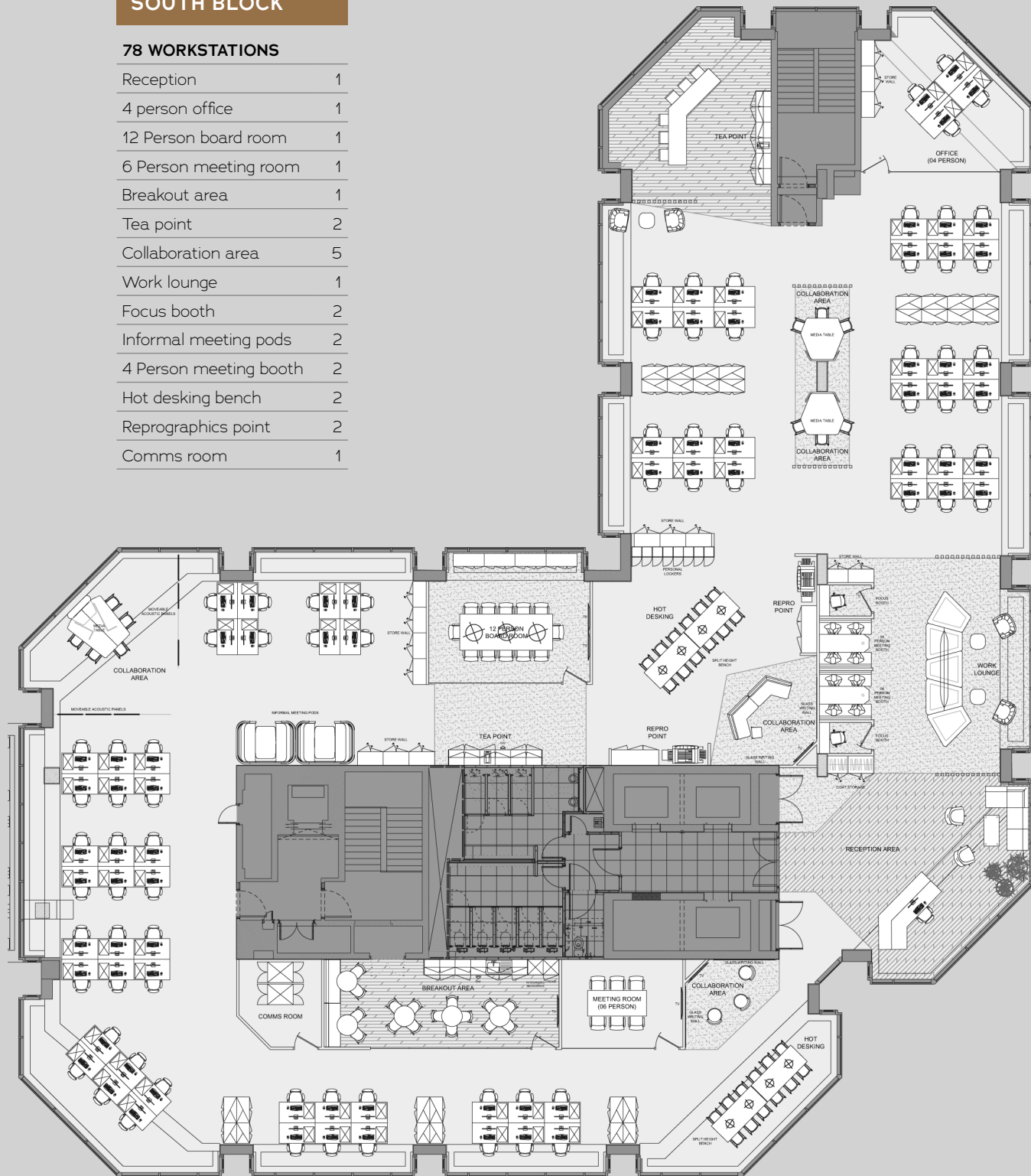
whole floor?

less space?

SOUTH BLOCK

78 WORKSTATIONS

Reception	1
4 person office	1
12 Person board room	1
6 Person meeting room	1
Breakout area	1
Tea point	2
Collaboration area	5
Work lounge	1
Focus booth	2
Informal meeting pods	2
4 Person meeting booth	2
Hot desking bench	2
Reprographics point	2
Comms room	1



SOUTH BLOCK

32 WORKSTATIONS

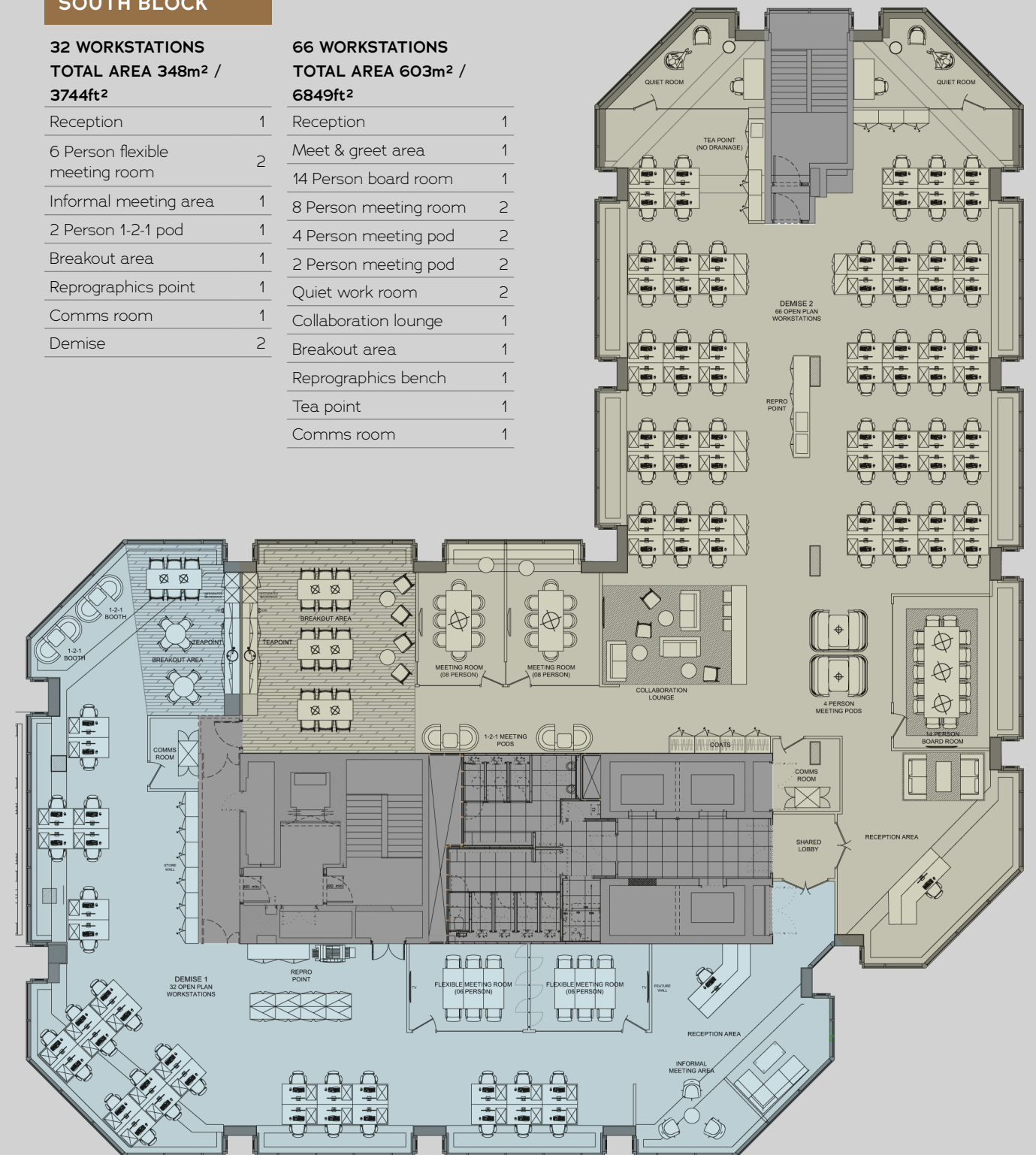
TOTAL AREA 348m² / 3744ft²

Reception	1
6 Person flexible meeting room	2
Informal meeting area	1
2 Person 1-2-1 pod	1
Breakout area	1
Reprographics point	1
Comms room	1
Demise	2

66 WORKSTATIONS

TOTAL AREA 603m² / 6849ft²

Reception	1
Meet & greet area	1
14 Person board room	1
8 Person meeting room	2
4 Person meeting pod	2
2 Person meeting pod	2
Quiet work room	2
Collaboration lounge	1
Breakout area	1
Reprographics bench	1
Tea point	1
Comms room	1



Availability

ALL THE STYLES
IN ALL SIZES

NORTH BLOCK

	sq ft	sq m
4th	8,331	774
Total	8,331	774

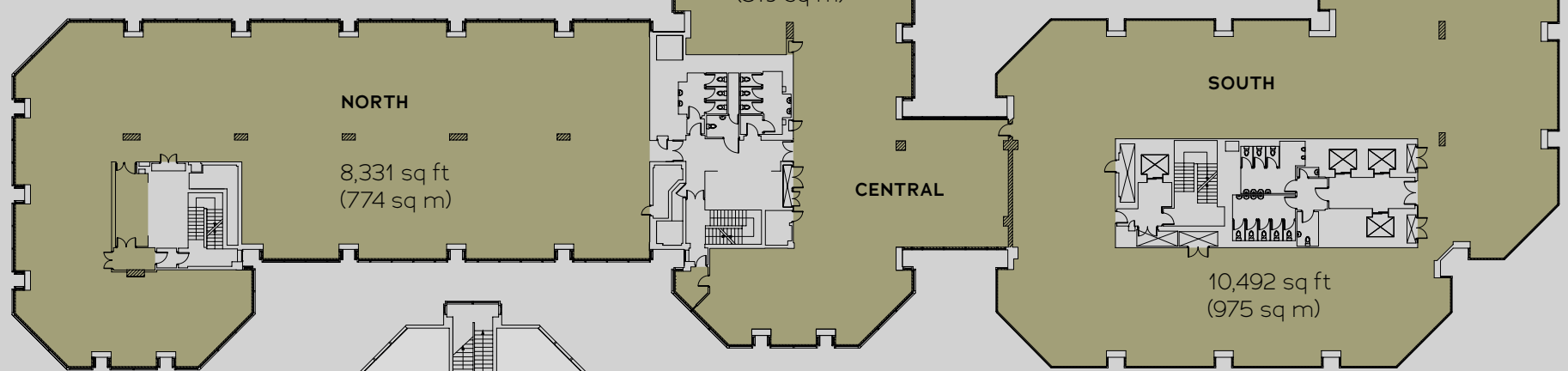
CENTRAL BLOCK

	sq ft	sq m
5th	5,592	519
4th	5,592	519
3rd	5,501	511
Total	16,685	1,549

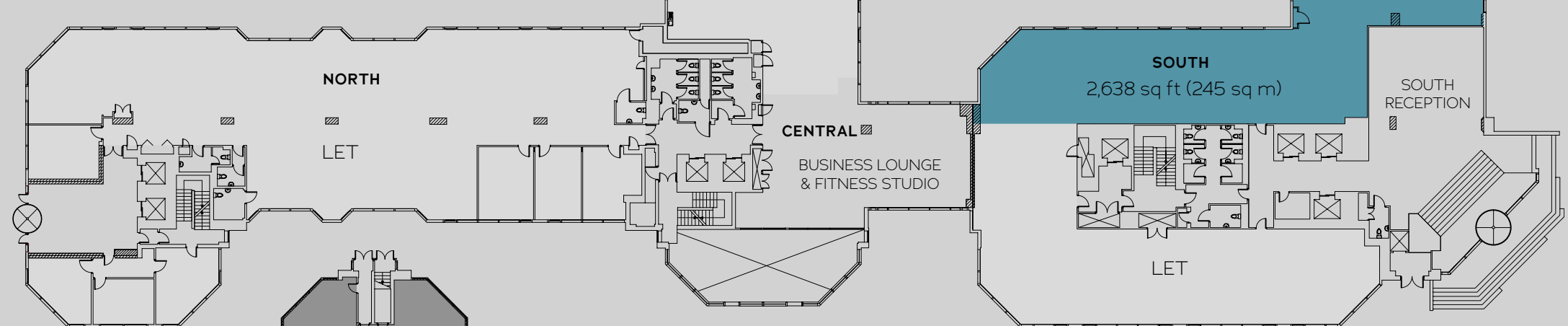
SOUTH BLOCK

	sq ft	sq m
1st	10,492	975
Part Ground	2,638	245
Total	13,130	1,220

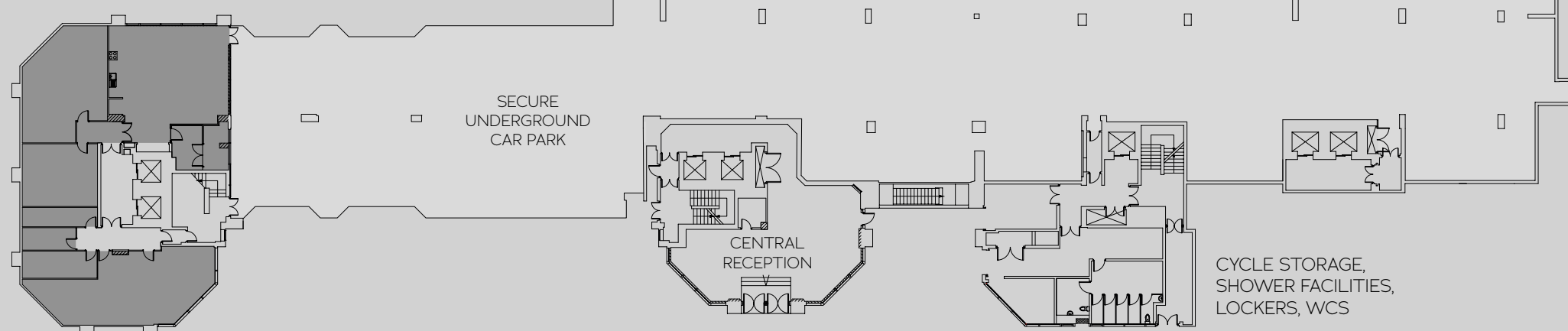
TYPICAL UPPER FLOORS



GROUND FLOOR



LOWER GROUND FLOOR



ABBEY
inspired


 THE
KING'S ROAD
 QUARTER



ABBEY energised

ENERGISE YOUR DAY AND TAKE ADVANTAGE OF THE WEALTH OF AMENITIES IN THE KING'S ROAD QUARTER – AN AREA BURSTING WITH A VIBRANT RANGE OF FOOD AND DRINK OPTIONS, AS WELL AS RETAIL TO SUIT ALL TASTES





HEXAGON THEATRE

BROAD STREET MALL

10 MIN WALK

READING STATION

Bill's
RESTAURANT & BAR

5 MIN WALK

THE ORACLE

★ PRET ★

COSTA COFFEE

Starbucks

HONEST

FORBURY GARDENS

THE KING'S ROAD QUARTER

wagamama

YD!

ALL-BAR-ONE

CAFFE NERO

Bella Italia

PIZZA EXPRESS

COMPTOIR LIBANAIS

THE REAL GREEK

FRANCO MANCA

Zizzi

las IGUANAS

Pizza Hut

Nando's

vUE

CÔTE BRASSERIE

LONDON STREET BRASSERIE

READING ABBEY RUINS

QUEENS ROAD CAR PARK

58

LINCOLN COFFEE HOUSE

ABBEY GARDENS
Reading
RG1 3BA

BUZZ gym

ABBEY adventurous

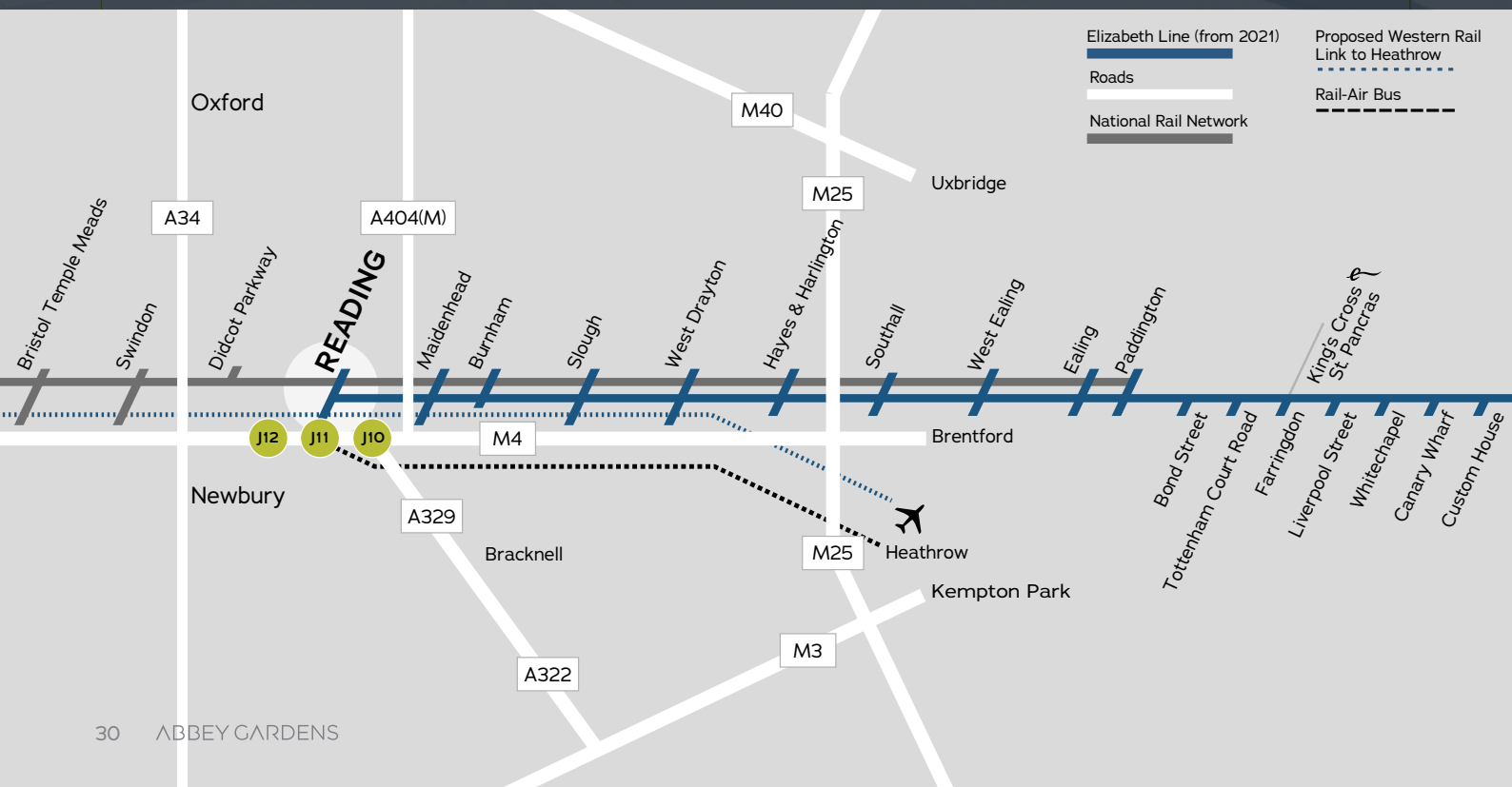
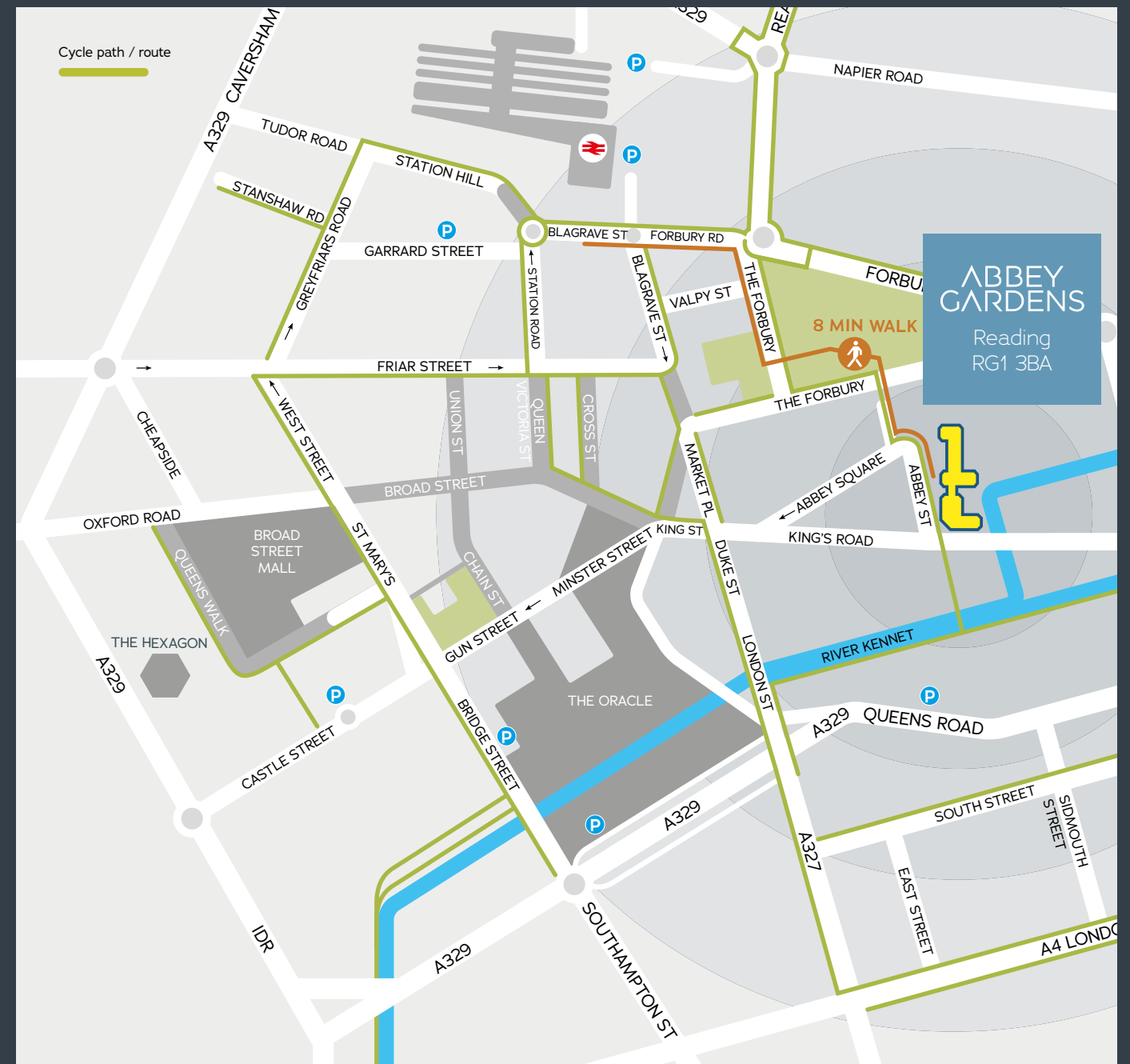


ABBEY connected

READING IS AT THE HEART OF
THE UK'S TRANSPORT NETWORK

Road	miles	Rail	mins
M4	4	London Paddington	24
M25	24	Oxford	24
Heathrow Airport	28	Heathrow Airport (Rail Air)	25
Gatwick Airport	55	Gatwick Airport	76
Oxford	20	Bristol	74
London	40	Cardiff	
Bristol	69	Birmingham	97

nationalrail.co.uk
thamesvalleyberkshire.co.uk/wrath



only 24 minutes to
London by train
excellent connectivity
to Heathrow airport

ABBEY a part of it

GET IN TOUCH WITH
US TO LEARN MORE

abbeygardensreading.com

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