

BRUNEL, STATION ROAD READING RG1 1LG

Brunel has been refurbished and provides an aspirational place to work just 100 metres from Reading Station.

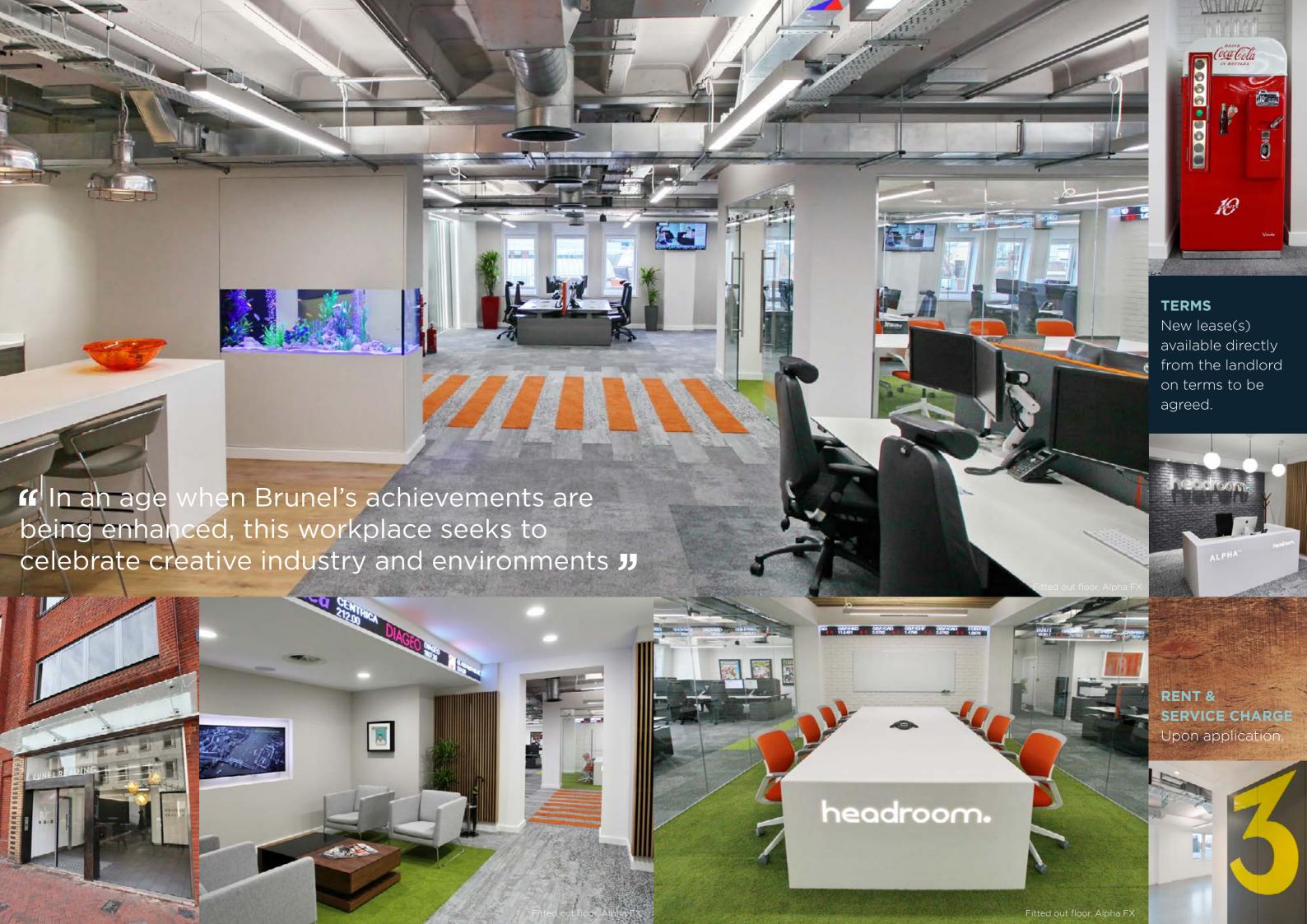
Available Floors

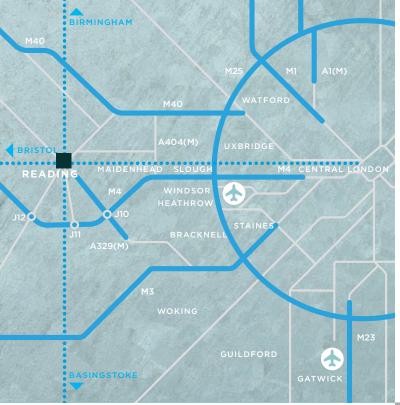
5th floor
Let to Alpha FX
4th floor
3,681 sq ft (342 sq m)
3rd floor
3,681 sq ft (342 sq m)
Total
7,362 sq ft (684 sq m)

The offices benefit from the following outline specification:

- 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
- 2 on-site parking spaces
- Covered cycle storage
- EPC "C"







READING

One of Reading's major attractions is its strategic location in the heart of the UK's transport network and its proximity to Heathrow (25 miles) and London (Paddington 25 mins). Reading is classed as one of the most vibrant urban centres in the UK and the focal point for economic growth along the M4 motorway.

CROSSRAIL (The Elizabeth Line)

When the line fully opens in 2019. Crossrail will run to Reading, serving a total of 40 stations along the entire route. There will initially be two trains an hour from Reading and passengers will be able to travel into, and beyond, central London without the need to change at Paddington. This will significantly improve access and journey times into the West End, the City and Canary Wharf.

WRLtH

(Western Rail Link to Heathrow)

The Department for Transport has announced plans to invest £500m to build a new rail link from Reading to Heathrow Airport. The proposed rail link has been adopted by Network Rail and could open by 2024. Passengers using the new rail link will no longer have to travel to London Paddington to reach the airport. In the meantime RailAir offers regular coach services from Reading to Heathrow (Journey time approx 50 mins).

3.5 miles

What WRLtH delivers for Reading:

- 28 minute journey time
- 4 trains per hour, direct
- Up to 200,000 fewer car journeys
- Up to 12,000 jobs created



VIEWING Strictly through the sole selling agents.



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M25 24 miles
London 40 miles

RAIL
London Paddington 26 mins
Bristol 1 hr 11 mins
Birmingham 1 hr 28 mins

ROAD M4

AIR
Heathrow 27 miles
Southampton 46 miles
Gatwick 64 miles