

High quality office suites from
2,406 – 7,846 sq ft

20 Tudor Road Reading RG1 1NH

PINNACLE

 abrdn

pinnaclereading.co.uk

High quality
office suites from
2,406 – 7,846 sq ft



New reception and welcome experience



Finished to a high specification

- New reception and welcome experience
- Newly refurbished communal areas
- New fitness studio/private function space
- Newly refurbished office accommodation
- Fitted and furnished offices ready for occupation
- Fully accessible raised floors
- Newly refurbished WCs and disabled facilities



A building future proofed for people and planet



Indoor Air quality – Very Good (461 ppm CO₂)



New shower and changing facilities with generous secure cycle storage



EPC Rating C (72)



Curious Lounge for community, meeting rooms and coffee



New LED lighting throughout



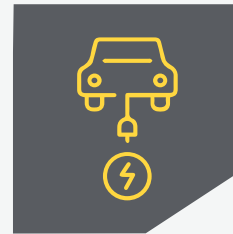
Roof mounted PV panels



New Chiller installed providing higher efficiency and lower GWP impact



Inifi Fibre connectivity



EV chargers – coming soon



200m from the Reading station/Elizabeth Line



Enhanced reception facilities with informal meeting areas and concierge service



Events space for the exclusive use of tenants



Fitness and well-being classes available on site



New private function space on the 6th floor and incubator space on the 1st

Newly fitted plug and play office suite on the 2nd floor



Part 2nd floor (north)

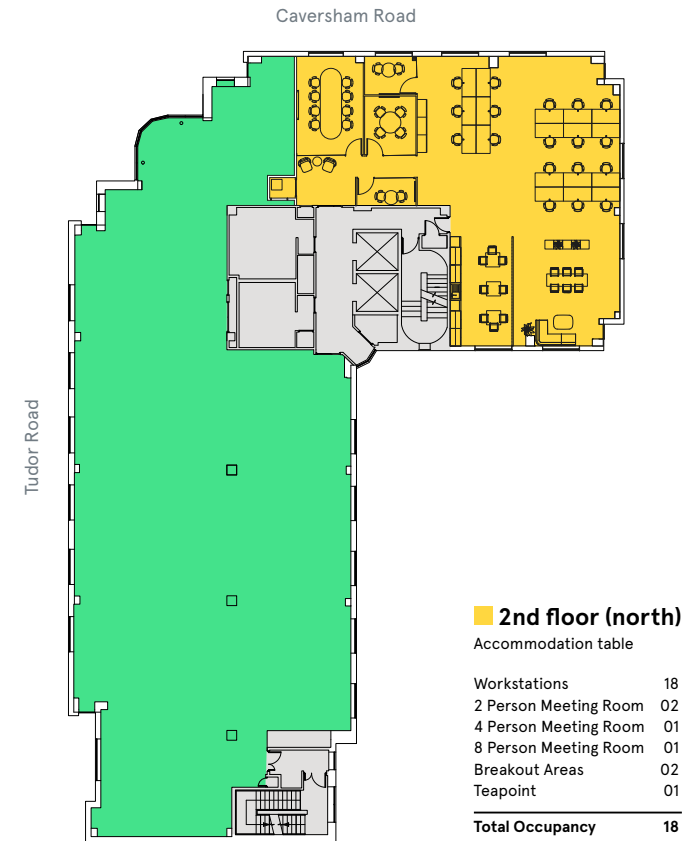
Schedule of areas

Floor	Parking spaces	sq ft	sq m
2nd (north)	2	2,406	223.5
2nd (south)	3	5,440	505.4
5th	-	-	LET
Total	5	7,846	728.9



Part 2nd floor (north)

2nd floor (north) 2,406 sq ft (223.5 sq m)
 2nd floor (south) 5,440 sq ft (505.4 sq m)



■ 2nd Floor (north) ■ 2nd Floor (south) ■ Core

For indicative purposes only, not to scale. Floor layout may vary slightly.

Featuring open plan
workstations and
breakout areas



Part 2nd floor (north)

Home to the world's leading brands

With one of the UK's fastest growing economies* it's easy to understand why 13 of the world's top 30 brands have chosen Reading as a place to do business.



Local occupiers

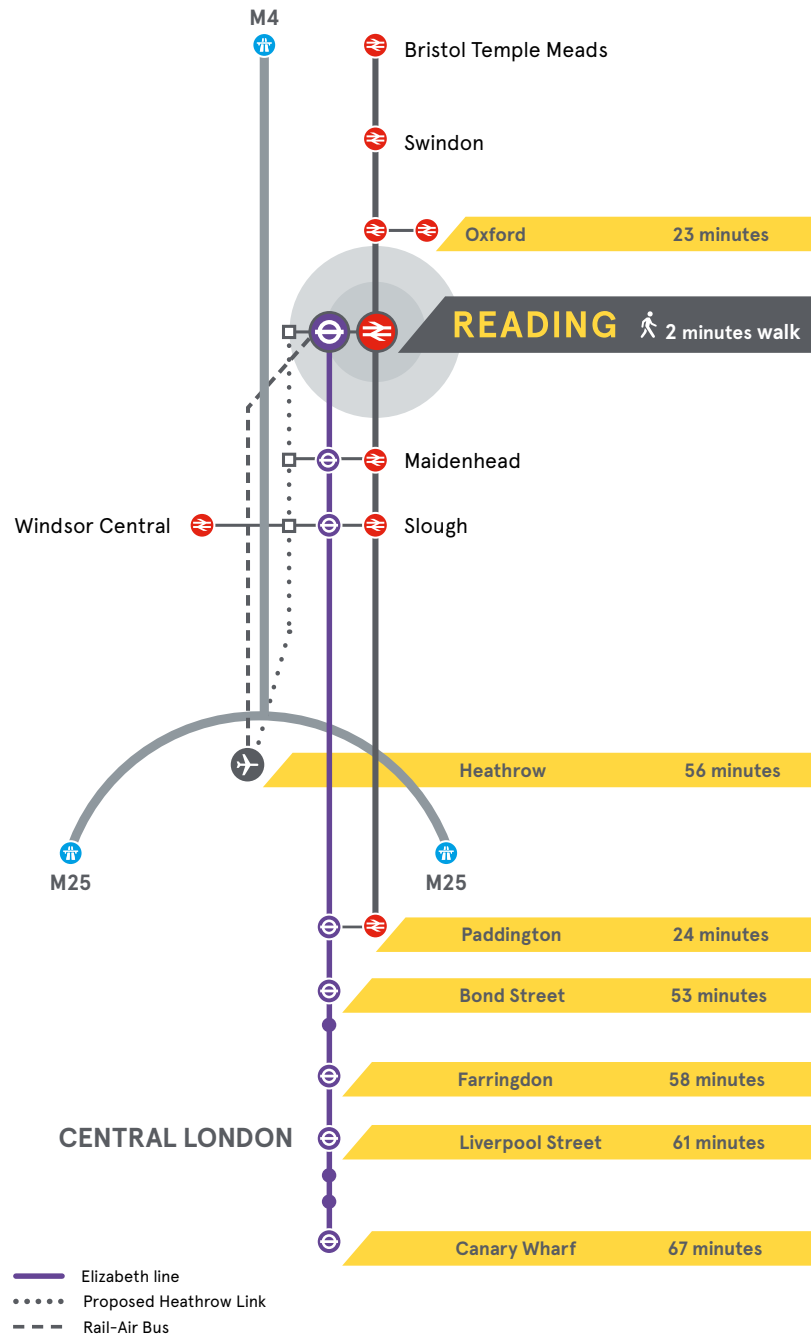
- | | | |
|-----------------|-------------|-------------------------|
| 1. OVO | 6. Barclays | 11. Microsoft |
| 2. Prudential | 7. PWC | 12. Three |
| 3. Thames Water | 8. Deloitte | 13. HSBC (Thames Tower) |
| 4. EY | 9. Visa | |
| 5. Apex | 10. Samsung | |

* EY UK and Regions Economic Forecast 2016.

A wealth of choice

Pinnacle is located in Reading town centre, a short walk from Reading train station. Reading offers an abundance of well known cafés, restaurants, retailers and an array of independent amenities. New restaurants such as The Botanist, Franca Manca and Veeno have opened their doors to join Bills, Carluccios, Malmaison and many more.



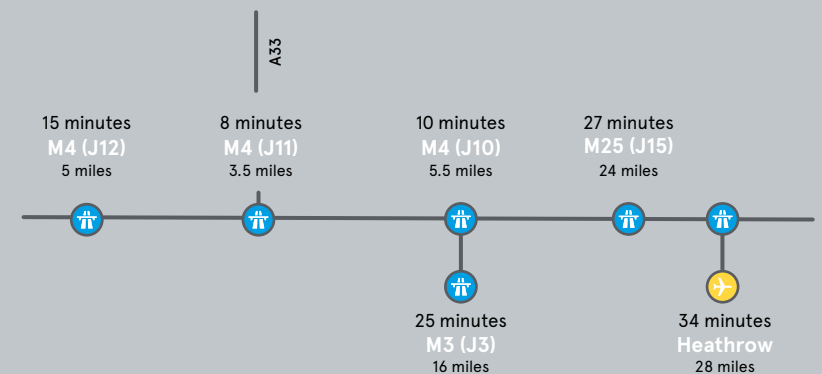


Super connected

Reading is ideally situated for transport connections across the country and beyond. Reading's new £840 million station provides over 200 trains a day to London – with a non-stop train time of 24 minutes. The Elizabeth Line is now in service and directly links Reading to Central London – with high capacity trains and a high frequency timetable.

Motorway links provide easy access to airport hubs and the wider national transport network.

PINNACLE



The UK's fastest growing city



Reading set to be the UK's fastest growing city (outside of London) over the next three years with GVA of 2.5%, compared with the UK average of 1.5%.



The best performing large economic area in the UK**



5th for share of UK graduates (28% graduates)***



5th highest start up rate in the UK and is in the top 10 for patents granted***



Ranked No.1 in the UK for the percent of people in the labour market in employment***



Has the 5th best qualified workforce in the UK***

Sources

* EY

** Growth for Cities 2013 report (PwC/Demos) on the 36 largest economic areas in the UK, according to 10 key indicators key to economic success and wellbeing, including employment, health, income and skills.

*** Centre for Cities 2014

Contact

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