

High quality office suites from 2,411 – 4,124 sq ft  
with a fully fitted 1st floor plug and play suite

20 Tudor Road Reading RG1 1NH

# PINNACLE



High quality  
office suites from  
2,411 – 4,124 sq ft





## New reception and welcome experience

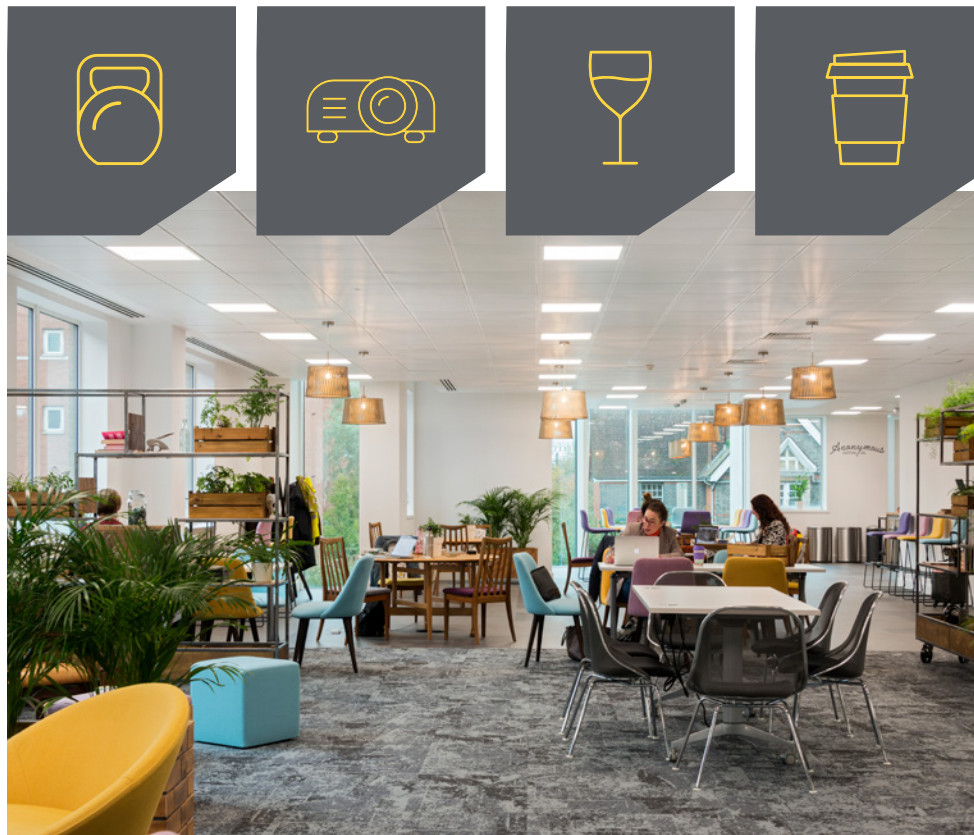


## Finished to a high specification

- 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
- New LG7 compliant lighting
- Fully accessible raised floors
- Newly refurbished WCs and disabled facilities
- Generous bicycle parking provision
- The current EPC is D (87)
- 3 new unisex showers and drying space







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



## Newly fitted plug and play office suite on the 1st floor



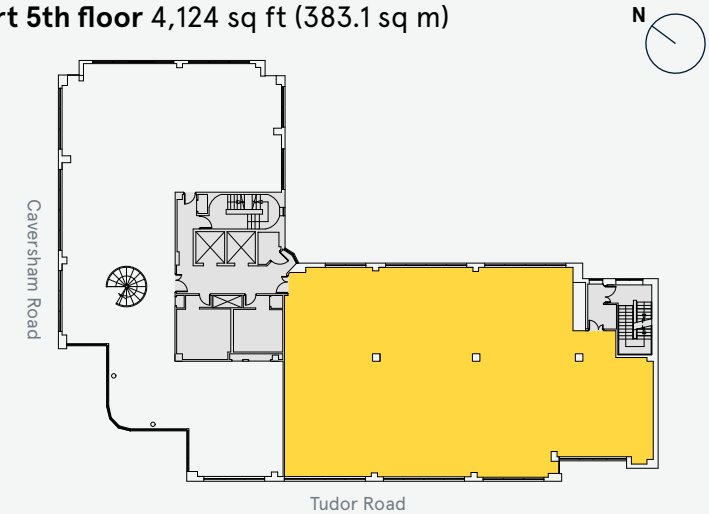
Part 1st floor

## Schedule of areas

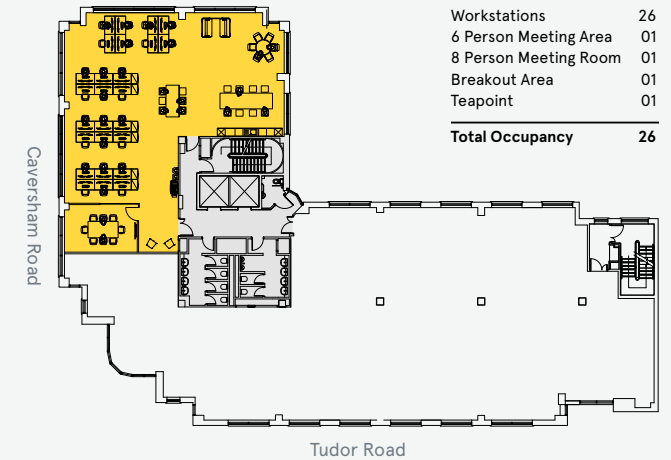
Floor	sq ft	sq m
Part 5th	4,124	383.1
Part 1st	2,411	224.0
<b>Total</b>	<b>6,535</b>	<b>607.1</b>



### Part 5th floor 4,124 sq ft (383.1 sq m)



### Part 1st floor 2,411 sq ft (224.0 sq m)



Available office Core

For indicative purposes only, not to scale.



Featuring open plan  
workstations and  
breakout areas



Part 1st floor



# 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.



**Deloitte.**

**SAMSUNG**



## Local occupiers

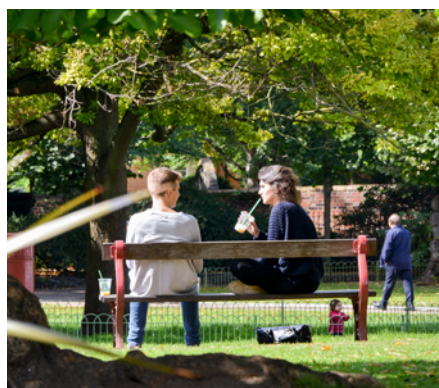
- |                 |             |                         |
|-----------------|-------------|-------------------------|
| 1. SSE          | 6. Barclays | 11. Three               |
| 2. Prudential   | 7. PWC      | 12. Microsoft           |
| 3. Thames Water | 8. Deloitte | 13. Symantec            |
| 4. EY           | 9. Visa     | 14. HSBC (Thames Tower) |
| 5. Apex         | 10. Samsung |                         |

\* EY UK and Regions Economic Forecast 2016.

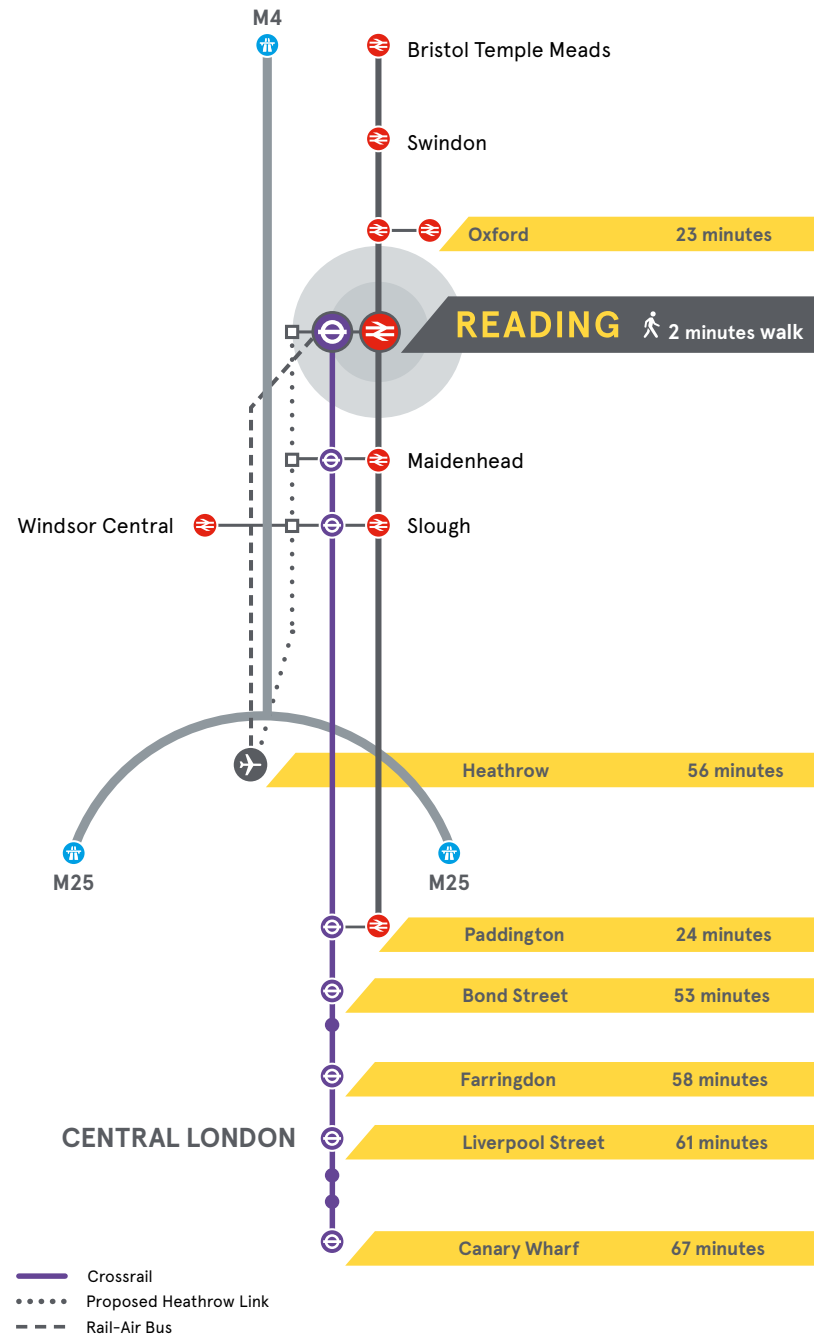


## A wealth of choice

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 Veenoo have opened their doors to join Bills, Carluccios, Malmaison and many more.





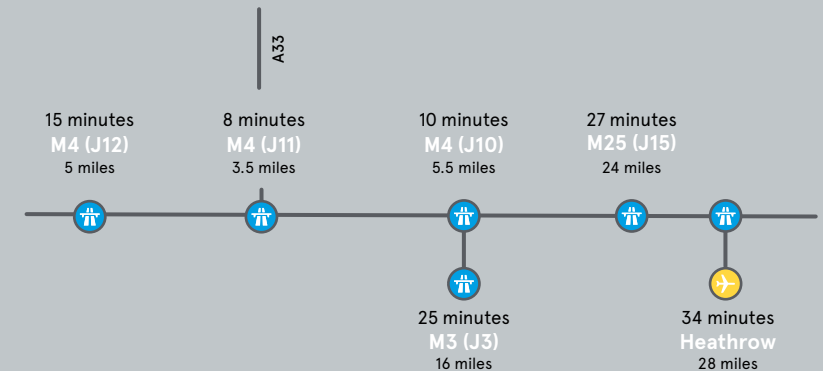


## Super connected

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. From 2019 Crossrail will link Reading directly to Central London.

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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Investments

