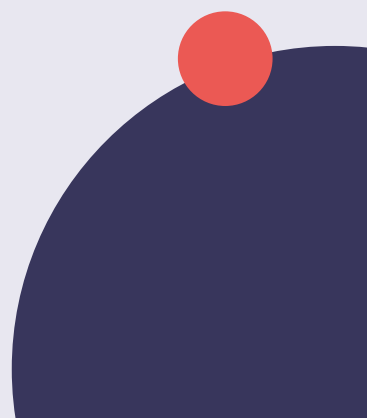


STATION HILL
READING



THE ONE



Welcome to the workplace of the future.

ONE Station Hill provides over 275,000 sq ft of best-in-class workspace in an iconic design-led building, directly opposite Reading Station.

Arranged over lower ground, ground and fifteen upper floors, ONE Station Hill sits within a new curated district and provides the ultimate platform for companies to win the war-for-talent, as well as provide for the highest standards of wellbeing.

- | | | | |
|---|--|--|--|
|  | BREEAM: ‘Outstanding’ |  | Net Zero Carbon in operation |
|  | NABERS 4.5-Star rating |  | EPC: ‘A’ |
|  | All electric building / Air source heat pumps |  | Exclusive free-to-end-user tenant gym |
|  | Rooftop lounge and terrace |  | Private terrace on 15th floor |
|  | Best-in-class end of journey facilities |  | Soft spots for vertical integration |
|  | 3.6 to 5.1m floor to ceiling heights |  | Future proofed smart building tech |
|  | Incredible views & natural light |  | Opposite station – 23 mins to Paddington |
|  | Amenity rich 24/7 environment |  | 1:2,000 Sq ft parking (+ 5,500 public spaces) |
|  | WELL platinum & ActiveScore platinum | | |











 **CoStar**
Impact winner



Award winner



PRIME TIME



Welcome to Station Hill, a vibrant new destination and a thriving new hub for community, lifestyle, and business. From unique food and drink destinations to a lively town square hosting year-round events, there's always something happening.





- Ebb&Flow
- ▨ Active frontage retail, leisure and F&B space
- Phase 3 residential, office and hotel

STATION HILL

Work space

625,000 SQ FT (58,065 SQ M)

Retail, leisure and F&B

95,000 SQ FT (8,825 SQ M)

Hotel

200 BEDS

Homes

1,300 RESIDENTIAL UNITS

Activated public realm

2 ACRES

Car parking

UP TO 500 SPACES

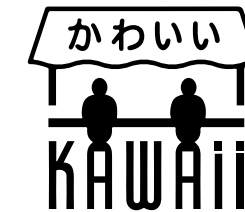
Wined & dined.



Flight Club is bringing its tech-infused darts experience to ONE Station Hill. Blending multiplayer games, instant scoring, cocktails and shareable plates, it promises a fresh mix of socialising and competition.



Siren Craft Brew opened their flagship bar in the heart of Station Hill in 2024, offering their signature craft beers, casual dining and Sunday roasts.



A new concept restaurant from the renowned Japanese eatery, Osaka, is set to open on the ground floor of ONE Station Hill in 2025.

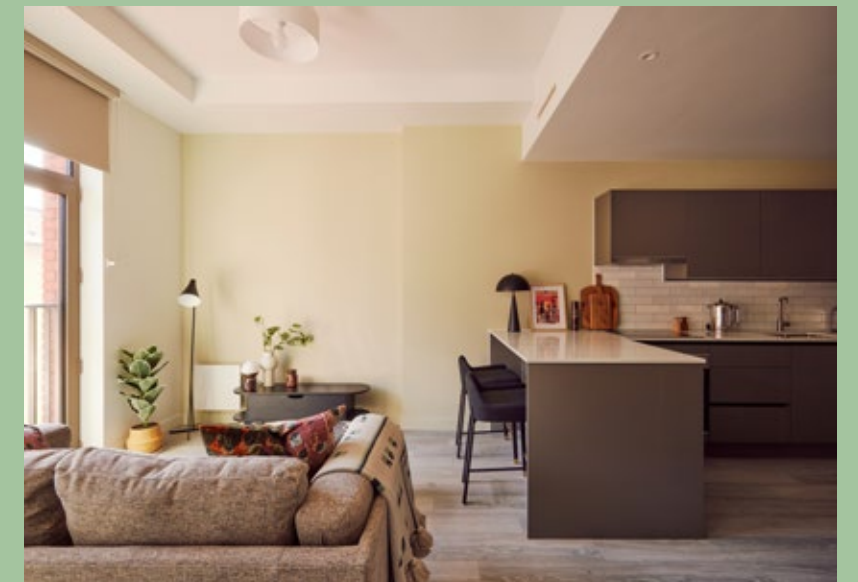


Notes Coffee Roasters and Bar has opened their first café outside of London on the ground floor of ONE Station Hill in 2025.





Ebb&Flow
STATION HILL



Find your perfect apartment in Reading

SERVICED APARTMENTS

ebb&flow at Station Hill are a duo of service-led high specification apartment buildings offering a range of studio, 1,2 & 3 bed apartments to rent. These can be made available on traditional Assured Shorthold Tenancies (ASTs), corporate lease, or a serviced apartment basis to suit requirements.

ebb-and-flow.co.uk



1 bed apartment layout





Sustainable excellence.

We are committed to delivering sustainable places generating wide ranging, long term benefits to all stakeholders; enhancing value, protecting assets, and generating an environment which promotes wellbeing and productivity.

We are following the UKGBC's Net Zero Carbon Buildings Framework which will enable you to achieve your goals of net zero emissions across all operations and 100% renewable electricity.



BREEAM: ‘Outstanding’

NABERS 4.5-Star rating

EPC: A

**All-electric building /
Air source heat pumps**

**Net Zero Carbon -
in operation**

**8% lower emissions
than comparable
Grade A office stock**

**20% more efficient lighting
than BCO standards**

**10% more efficient glazed
façade than BCO standards**

**Provision for future heat
network integration**

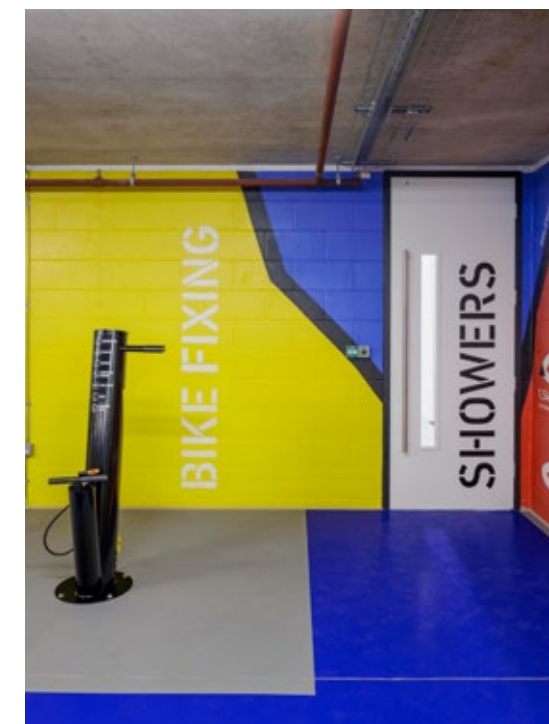




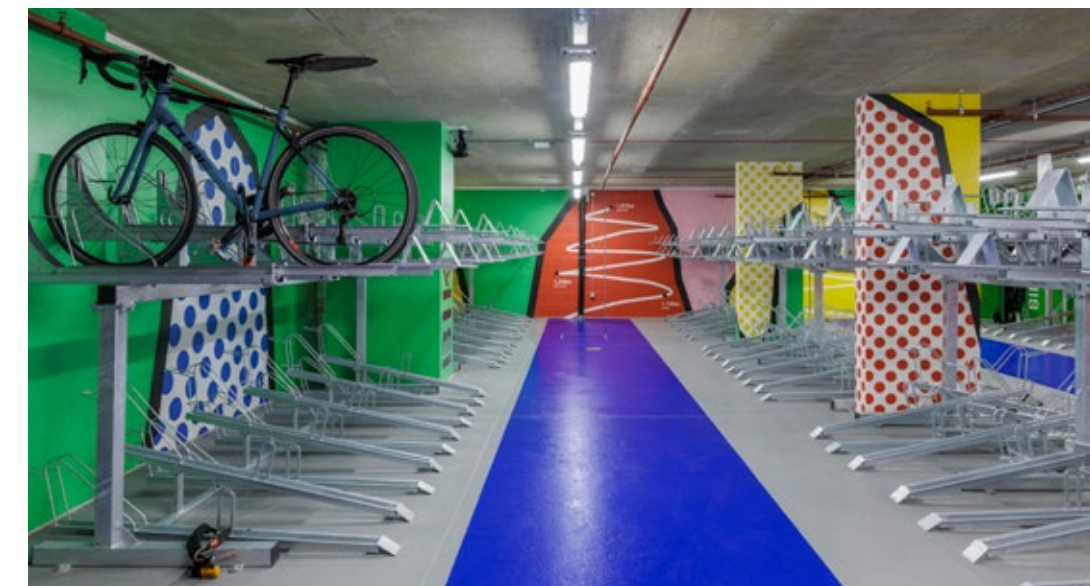
PERFECT SHAPE



STATION HILL

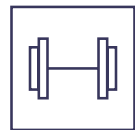


ONE Station Hill provides the highest quality facilities to ensure your employees don't stress the small stuff, but focus on the things that matter.



Well cared for.

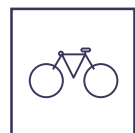
ONE Station Hill sits at the heart of Station Hill's diverse, eclectic and inclusive community.



Fully equipped gym and studio with Technogym machines



Generous showering and changing facilities



Secure cycle parking and maintenance hub



Rooftop yoga and fitness classes



WELL Building Institute target: 'Platinum'



Ventilation performance – air change of 12 litres/ person every second



Restaurants, cafes and open spaces



NABERS 4.5-Star rating



**CYCLING
SCORE
PLATINUM**

AirRated™



ONE Station Hill brings a lot of smarts to smart looking spaces.

Designed with Equiem, you will have the power to control your environment, actively reducing your carbon footprint as well as your running costs. And all at your fingertips.

EQUIEM



SHOW

OFF



Contactless entry



Lift destination control



Occupancy analysis



Climate control



Lighting control



Desk / meeting room booking with real-time availability



Pre-order food to avoid queues



Visitor management



Book fitness classes



ONE Station Hill offers statement office spaces, built with only the best in mind.

From flexible co-working spaces to on-site gym, private terraces and so much more besides – ONE Station Hill is more than just somewhere to work.

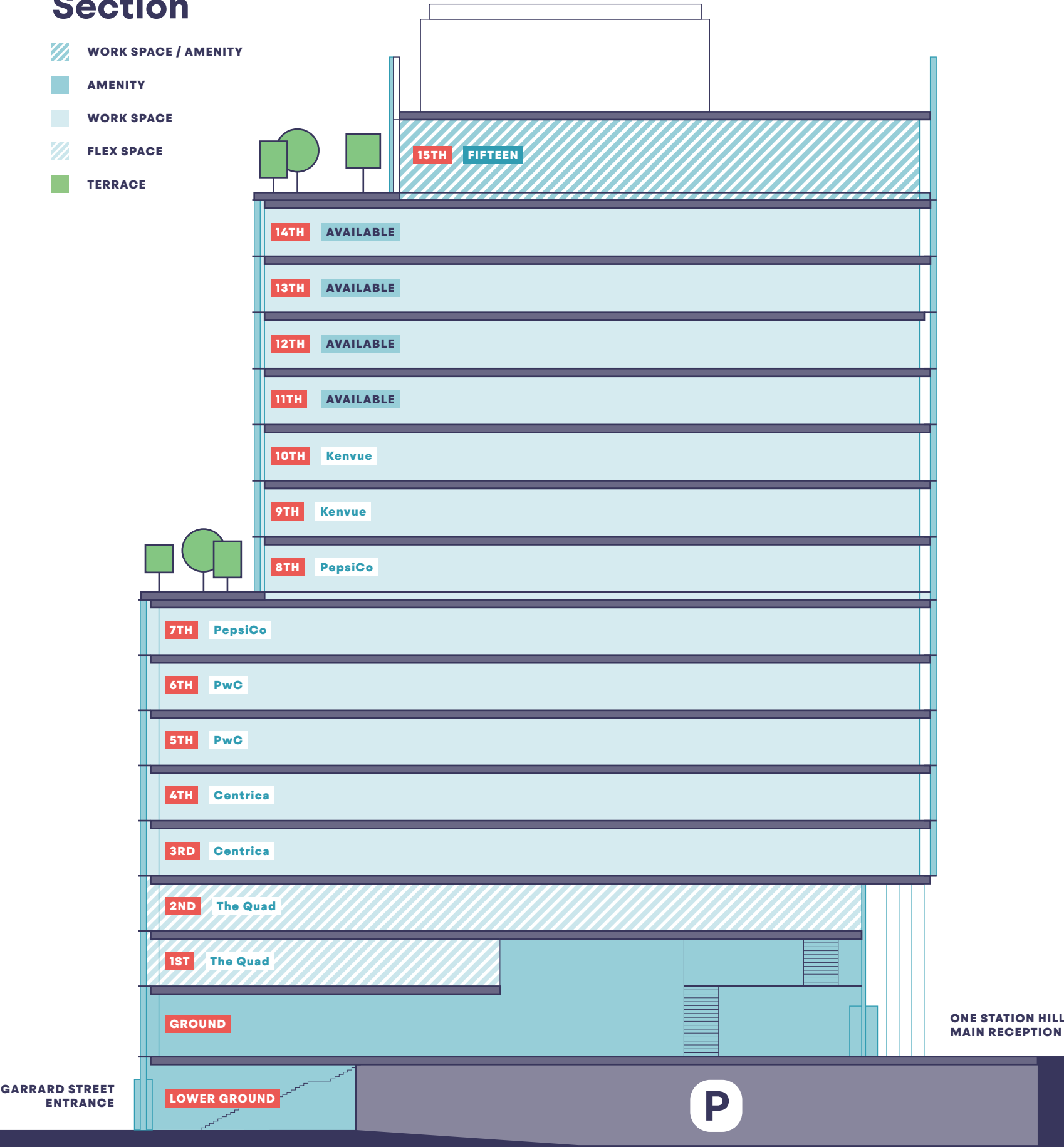
Schedule of accommodation

FLOOR	USE	IPMS3 SQ M	IPMS3 SQ FT
15TH	FIFTEEN lounge & terrace	616	6,632
	Available	941	10,130
	Plus private terrace	71	764
14TH	Available	1,662	17,892
13TH	Available	1,662	17,892
12TH	Available	1,662	17,892
11TH	Available	1,662	17,892
10TH	Kenvue	1,606	17,283
9TH	Kenvue	1,606	17,287
8TH	PepsiCo	1,606	17,286
	Private terrace	358	3,853
7TH	PepsiCo	1,948	20,968
6TH	PwC	1,948	20,968
5TH	PwC	1,948	20,968
4TH	Centrica	1,948	20,968
3RD	Centrica	1,948	20,968
2ND	The Quad – Serviced office	1,674	18,017
1ST	The Quad – Serviced office	1,277	13,748
GROUND	Main reception	524	5,640
	Notes, Kawaii & Flight Club	1,247	13,426
LOWER GROUND	Reception	50	538
	Fitness club	170	1,830
	Cycle store / Showers	390	4,200
TOTAL AVAILABLE WORK SPACE		7,707	82,957
TOTAL OTHER		2,055	22,123

ALL AREAS ARE APPROXIMATE. TAKEN FROM THE RELEVANT GENERAL ARRANGEMENT DRAWINGS.

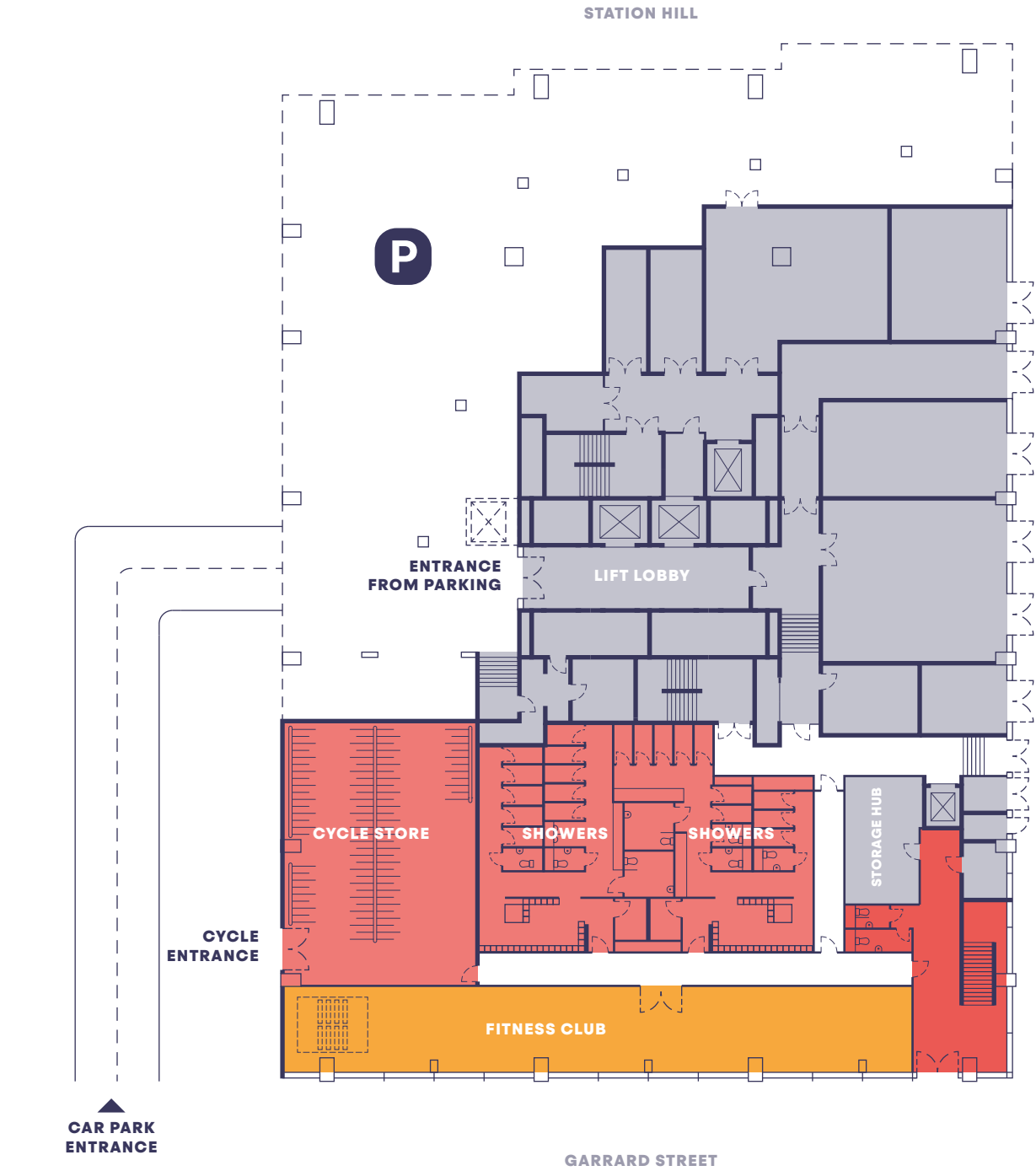
Section

- WORK SPACE / AMENITY
- AMENITY
- WORK SPACE
- FLEX SPACE
- TERRACE



LOWER GROUND FLOOR

RECEPTION	50 SQ M / 538 SQ FT
FITNESS CLUB	170 SQ M / 1,830 SQ FT
CYCLE STORE/SHOWERS	390 SQ M / 4,200 SQ FT

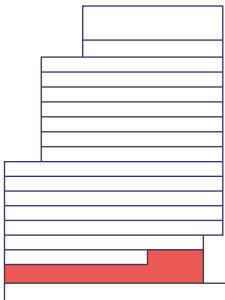
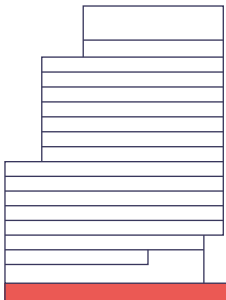
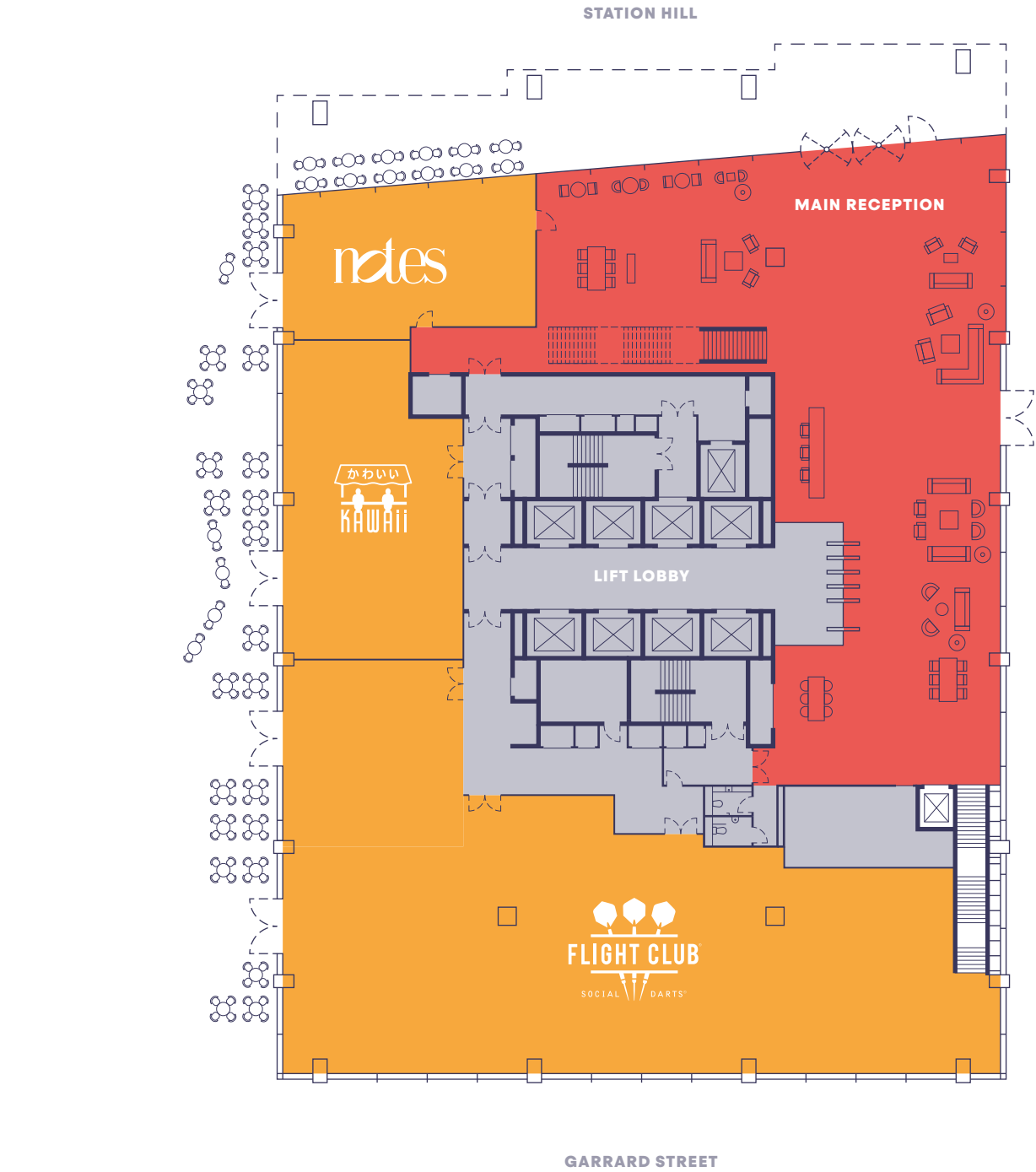


PLAN NOT TO SCALE - INDICATIVE PURPOSES ONLY.
ALL AREAS ARE IPMS3.



GROUND FLOOR

RECEPTION	524 SQ M / 5,640 SQ FT
RETAIL / F&B / LEISURE	1,247 SQ M / 13,426 SQ FT

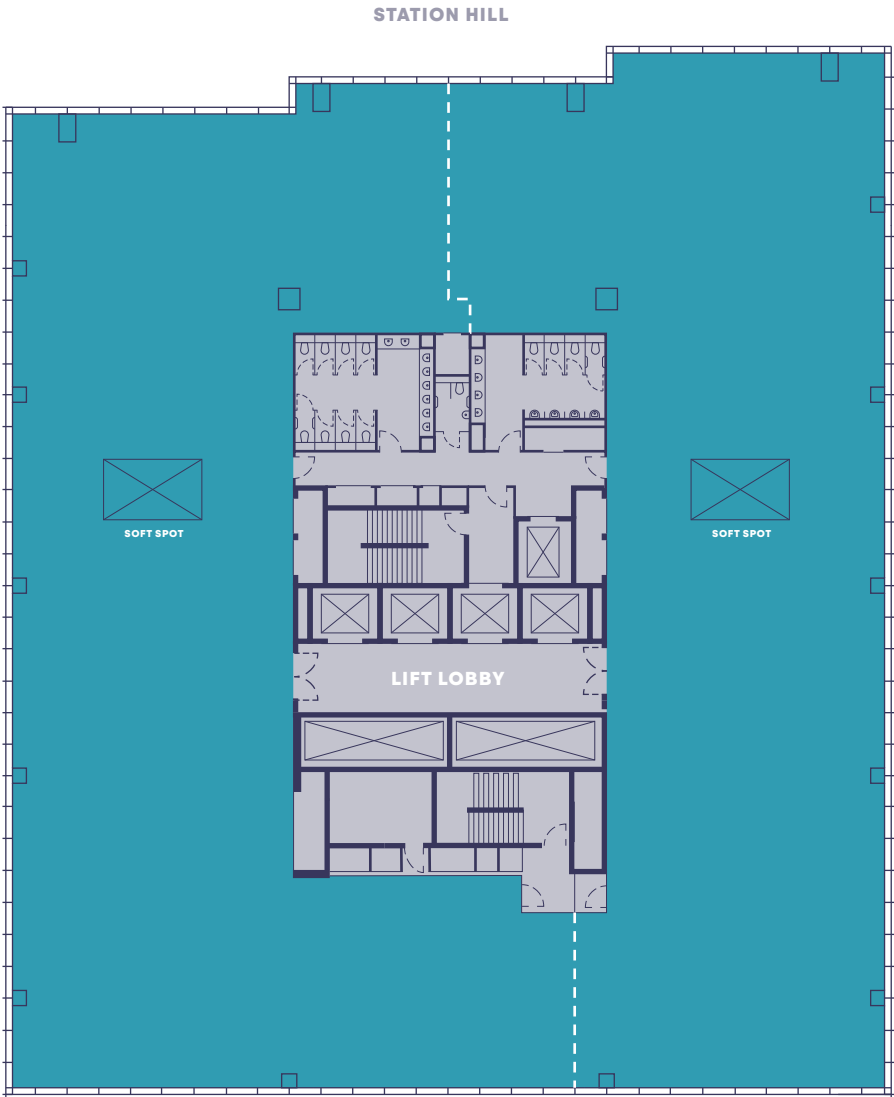
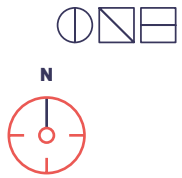




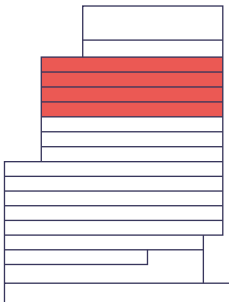


ELEVENTH – FOURTEENTH FLOORS

WORK SPACE	1,662 SQ M / 17,892 SQ FT
---	POTENTIAL FLOORPLATE SUBDIVISION

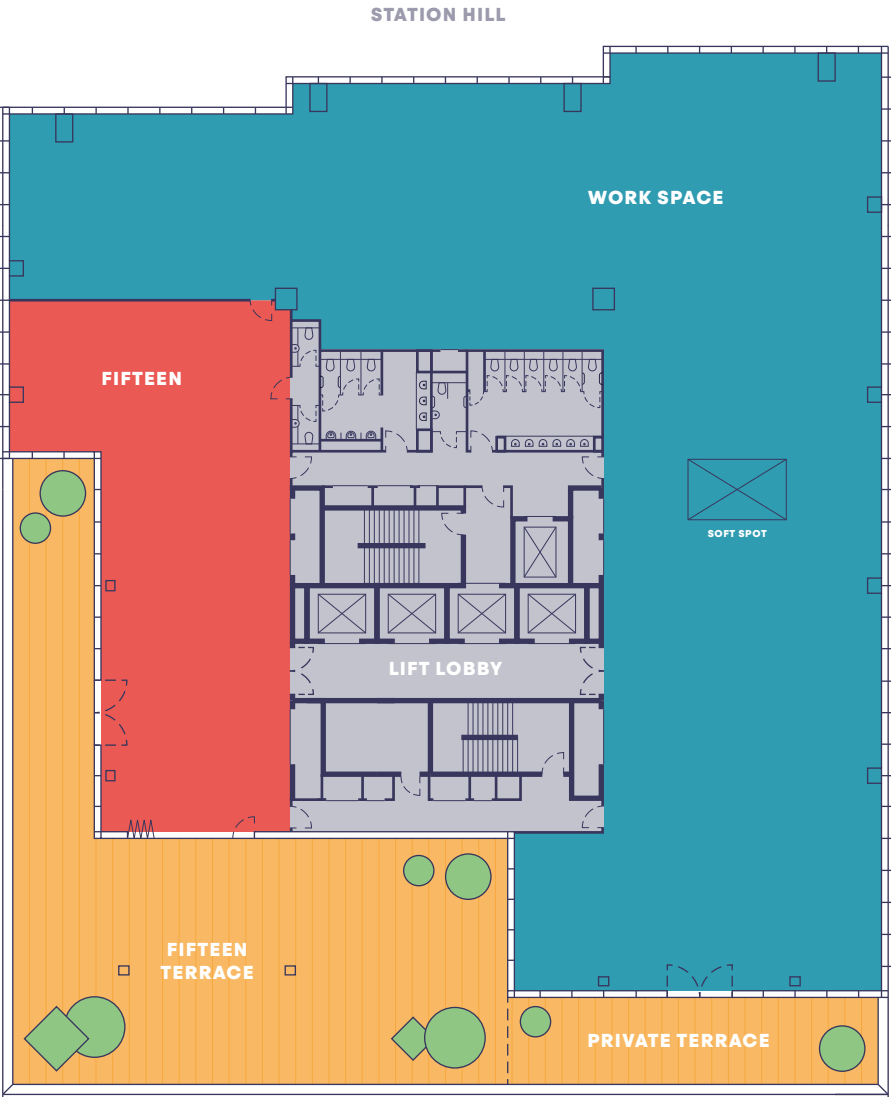


GARRARD STREET



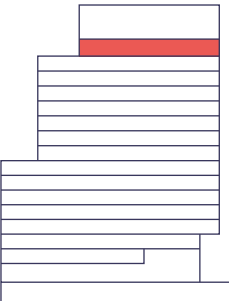
FIFTEENTH FLOOR

WORK SPACE + PRIVATE TERRACE 941 SQ M / 10,130 SQ FT + 71 SQ M / 764 SQ FT
FIFTEEN LOUNGE & TERRACE 616 SQ M / 6,632 SQ FT



FLOOR TO CEILING
5.13m

PLAN NOT TO SCALE - INDICATIVE PURPOSES ONLY.
ALL AREAS ARE IPMS3.









Hungry, hungry hipsters.

Reading's vibrant and energetic centre caters for all tastes and trends throughout the day and night.

It provides the amenities that Reading's dynamic population deserves. A mixture of fine dining, cocktail bars and street food make for an interesting and diverse culinary landscape.



Pitch perfection.



HOTELS

- 01 The Forbury
- 02 Ibis Hotel
- 03 Malmaison

LEISURE

- 04 Harris Shopping Arcade
- 05 The Hexagon Theatre
- 06 The Oracle Shopping Centre
- 07 Street Food Market
- 08 Vue Cinema

OUTSIDE SPACES

- 09 Abbey Ruins
- 10 Christchurch Meadows
- 11 Forbury Gardens
- 12 Kings Meadow

FITNESS

- 13 Buzz Gym
- 14 F45 Gym
- 15 Thames Lido

BARS & RESTAURANTS

- 01 Blue Collar Food
- 02 Browns Brasserie
- 03 Cerise
- 04 The Cosy Club
- 05 Las Iguanas
- 06 Lola Lo
- 07 London Street Brasserie
- 08 Marugame Udon
- 09 Miller & Carter
- 10 Oakford Social Club
- 11 Osaka
- 12 Pepe Sale
- 13 Royal Tandoori
- 14 Spinners
- 15 The Cocktail Club
- 16 Three Guineas

COFFEE SHOPS / CAFÉS

- 17 C.U.P.
- 18 Lincoln Coffee House
- 19 Nibsy's
- 20 Picnic Foods
- 21 Shed
- 22 Whittington's Tea Barge
- 23 Workhouse Coffee

RG1 1LN

///LUCKY.BIRDS.BRAVO



4.4M

people of working age
within 60 minutes of Reading
by public transport

(CACI)



Ranked in the
top 5 UK cities for
good economic growth

(Demos-PwC Good Growth
for Cities Index report)



Reading voted one of the
best places for young adults
to live and raise a family

(Compare the Market)

2nd

Reading ranked 2nd best place
to live and work in the UK,
of the largest 36 economic areas

(Demos-PwC)



Fastest growing economy in the
Thames Valley over the last 20+ years

(EY's Economic Forecast 2020)




























Work like a charm.

WITH OVER 15,000
BUSINESSES CHOOSING TO BE
IN READING FROM START-UPS
TO SOME OF THE WORLD'S
STRONGEST BRANDS, IT'S
ALREADY KNOWN AS ONE
OF THE MOST ESTABLISHED
CENTRES FOR BUSINESS IN
THE WORLD, PARTICULARLY
WITHIN THE FIELDS OF
SCIENCE AND TECHNOLOGY.

It ticks all the boxes of
what all businesses need,
from its capital connection
and access to Heathrow, to
skilled workforces and true
urban amenities.

Along with the major
players, start-ups are
prevalent, innovating and
pushing boundaries across
various fields and creating
opportunities for the future.

READING BUSINESS OCCUPIERS INCLUDE:

 BARCLAYS			
			
			
			
			
			
			

BIRMINGHAM
90 MINS

OXFORD
23 MINS

25 mins

DIDCOT
12 MINS

SWINDON
28 MINS

BRISTOL
53 MINS

FIRST CLASS

 **READING**

**LONDON
PADDINGTON**
24 MINS

BOND ST
30 MINS

LIVERPOOL ST
37 MINS

HEATHROW
38 MINS

GUILDFORD
36 MINS



RAIL

Maidenhead	6 mins
Slough	11 mins
Oxford	23 mins
Windsor & Eton Central	29 mins
Heathrow	38 mins
Southampton	46 mins
Bristol	53 mins
Gatwick	76 mins
Birmingham Airport	82 mins
Birmingham	90 mins
Cardiff	94 mins



ELIZABETH LINE

Paddington	24 mins
Bond Street	30 mins
Tottenham Court Road	32 mins
Farringdon	35 mins
Liverpool Street	37 mins
Whitechapel	37 mins
Canary Wharf	41 mins

TFL.GOV.UK / NATIONALRAIL.CO.UK
COMBINING GWR AND ELIZABETH LINE

700+

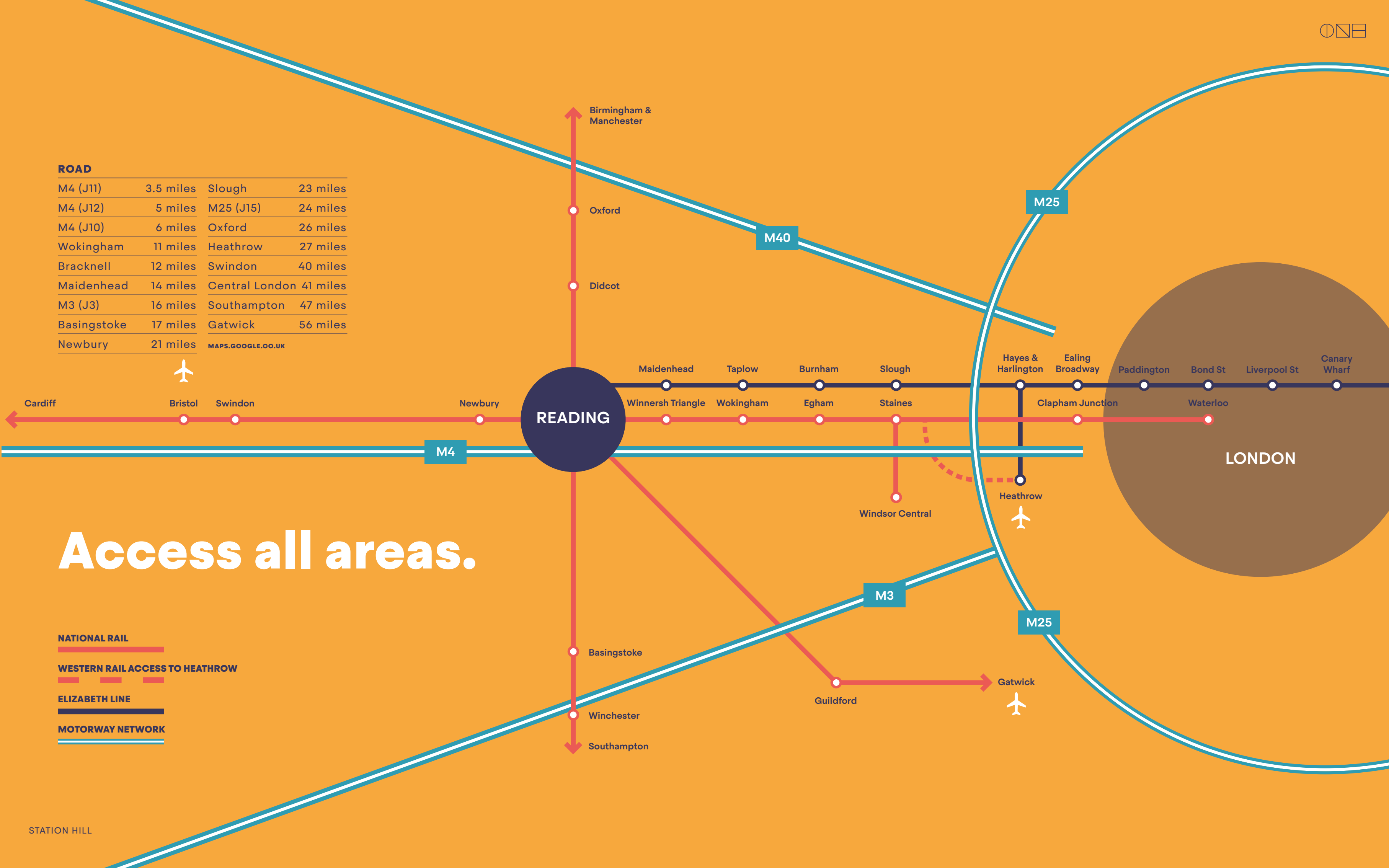
average daily trains
between Reading and
London Paddington
(GWR.com)

20

million passengers
per year pass through
Reading station
(networkrail.co.uk)

ROAD			
M4 (J11)	3.5 miles	Slough	23 miles
M4 (J12)	5 miles	M25 (J15)	24 miles
M4 (J10)	6 miles	Oxford	26 miles
Wokingham	11 miles	Heathrow	27 miles
Bracknell	12 miles	Swindon	40 miles
Maidenhead	14 miles	Central London	41 miles
M3 (J3)	16 miles	Southampton	47 miles
Basingstoke	17 miles	Gatwick	56 miles
Newbury	21 miles		

MAPS.GOOGLE.CO.UK



Access all areas.

- NATIONAL RAIL
- WESTERN RAIL ACCESS TO HEATHROW
- ELIZABETH LINE
- MOTORWAY NETWORK

SUMMARY
SPECIFICATION

PLANNING GRID

- 1.5 x 1.5m

FLOOR HEIGHTS

- **Ground** = 4.52m floor to u/s soffit
5.0m floor-to-floor
- **Level 01-13** = 3.62m floor to soffit
4.1m floor-to-floor
- **Level 14** = 3.62m floor to soffit
4.5m floor-to-floor
- **Level 15** = 5.13m floor to u/s soffit
6m floor-to-floor

SUSTAINABILITY

- 8% lower emissions than comparable
Grade A office stock
- 10% more efficient glazed façade
than BCO standards
- All-electric building / Air source heat pumps
- 20% more efficient lighting than BCO standards
- Smart building technology ready
- Provision for future heat network integration
- Net zero carbon in operation

TARGETED CERTIFICATIONS

- BREEAM UK 2018 New Construction Commercial:
‘Office Shell Excellent’ + ‘Tenant fit-out
Outstanding’ = BREEAM Outstanding
- WiredScore ‘Platinum’
- ActiveScore ‘Platinum’
- WELL Score ‘Platinum’
- AirRated Score ‘Platinum’
- EPC rating ‘A’

OCCUPANCY

- 1 person / 8 sq m (86 sq ft)

LIFTS

- Eight 26-person destination-controlled lifts
- One Goods lift
- One Accessible Platform lift

AIR MOVEMENT PERFORMANCE

- Offices and reception areas:
up to 12 litres/second/person
- WCs, showers and changing:
10 air changes per hour

LEVEL 15

WCs

- WCs (Superloos for FIFTEEN) = 2
- Female = 6
- Male = 3 WCs / 3 urinals
- Accessible = 1

LEVEL 14 - 08

WCs

- Female = 8
- Male = 4 WCs / 4 urinals
- Accessible = 1

LEVEL 07 - 03

WCs

- Female = 8
- Male = 6 WCs / 6 urinals
- Accessible = 2

LEVEL 02 & 01

WCs

- Female = 8
- Male = 4 WCs / 4 urinals
- Accessible = 1

Level 01 meeting room

- Approx. 18-person meeting room

GROUND LEVEL

- WCs (Superloos) = 2
- Turnstiles = 4 standard + 1 accessible

LOWER GROUND LEVEL

Cycle Room

- Bike numbers = 194
(two-tier and folding bike numbers)
- Mobility Scooter spaces = 3
(with 3 charging points)
- Lockers = 30
- Charging lockers = 36

Female Changing Room

- Lockers = 96
- Showers = 11 + 1 Accessible
- WCs = 2 + 1 Accessible

Male Changing Room

- Lockers = 93
- Showers = 11 + 1 Accessible
- WCs = 1 + 2 urinals and 1 Accessible

Drying Room

Gym

- Capacity = 60 maximum occupancy

Tenant Storage Hub

- Smart self-service digital lockers = Approx. 116
- Possible refrigerator space = 4

Waste Room

- Bins = 31 (Office & Retail)

Post Room

- 12 sq m (130 sq ft)

Car Parking

- Up to 500 spaces



Car parking at ONE Station Hill

 CAR PARK ACCESS OFF GARRARD STREET
VIA GREYFRIARS ROAD ONLY

 FIND ON WHAT3WORDS: [///fully.spicy.arts](https://www.what3words.com/fullyspicyarts)




STATION HILL
READING



A DEVELOPMENT BY

Lincoln



ARCHITECTS

Gensler

MASTERPLAN/
PODIUM ARCHITECT

CALLISORTKL

LANDSCAPE ARCHITECT

LDĀDESIGN

RETAIL CONSULTANT

Distrkt.

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Misrepresentation Act 1967: At the time of printing the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. October 2025.

Designed by **Siren**. 1015155. [sirendesign.co.uk](https://www.sirendesign.co.uk)



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