

High quality office suites from 3,605 sq ft

20 Tudor Road Reading RG1 1NH

PINNACLE

Standard Life
Investments

pinnaclereading.co.uk

High quality office
suites from 3,605 sq ft



- New reception and welcome experience
- Newly refurbished communal areas
- New fitness studio/private function space
- Newly refurbished office accommodation
- New LG7 compliant lighting
- Fully accessible raised floors
- Newly refurbished WCs and disabled facilities
- Five new unisex showers
- Storage accommodation
- Generous bicycle parking provision
- The current EPC is D (95)
- 5 new unisex showers and drying space





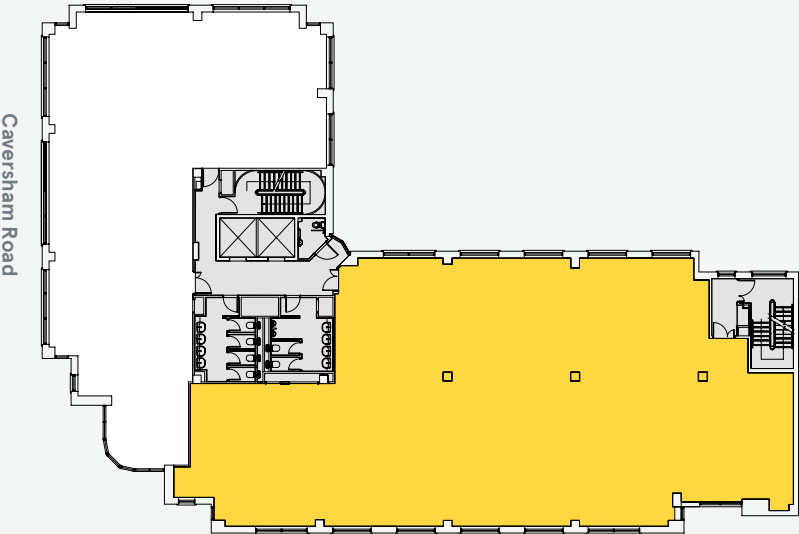
New fitness studio/
private function
space

Schedule of areas

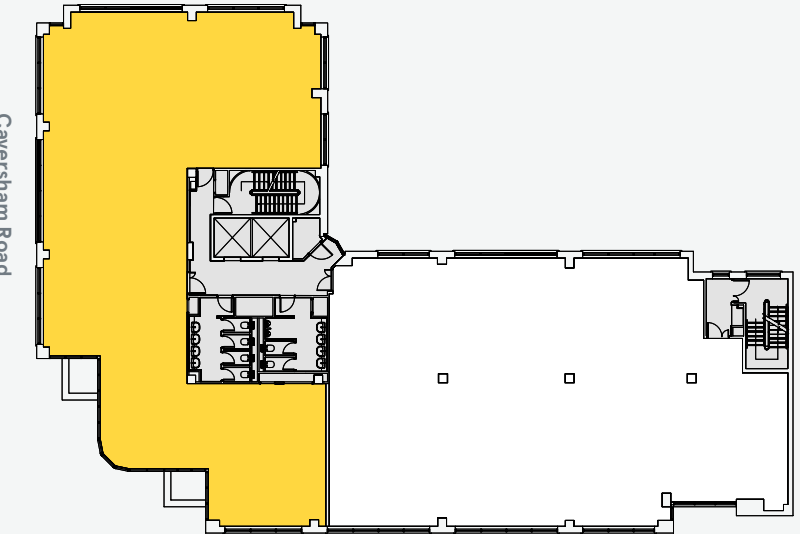
| Floor | sq ft | sq m |
|--------------|--------------|------------|
| 5th | 3,605 | 335 |
| 1st | 4,877 | 453 |
| Total | 8,482 | 788 |



1st floor 4,877 sq ft (453 sq m)



5th floor 3,605 sq ft (335 sq m)



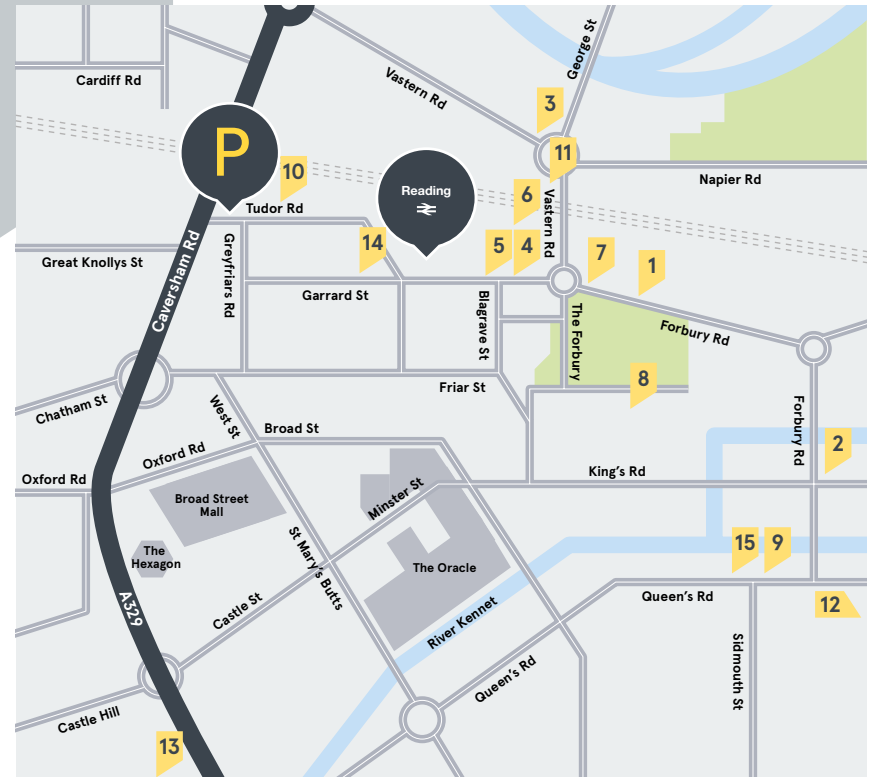
Available office
 Core

For indicative purposes only. Floor Plans not to scale.



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

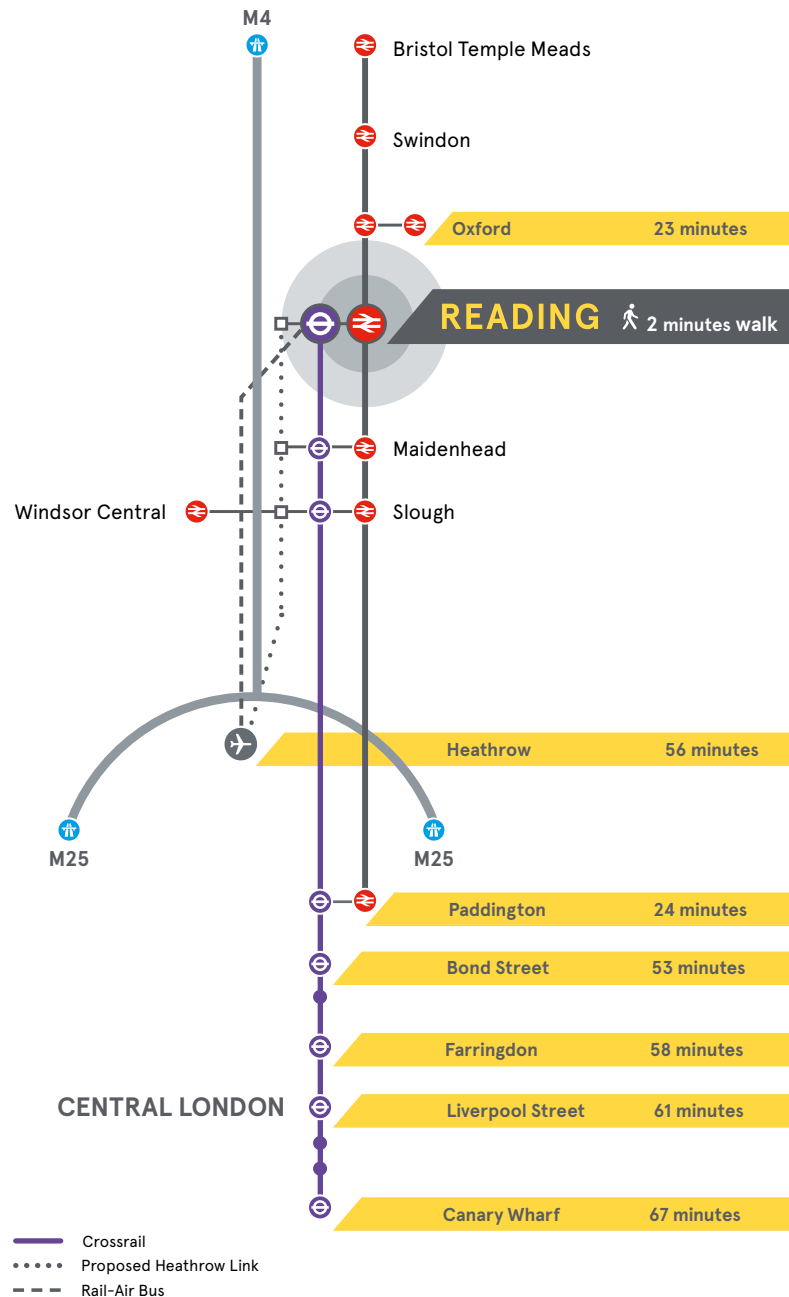
- | | | |
|-----------------|-------------|-------------------------|
| 1. SSE | 6. Barclays | 11. Three |
| 2. Prudential | 7. PWC | 12. Microsoft |
| 3. Thames Water | 8. Deloitte | 13. Symantec |
| 4. EY | 9. Visa | 14. HSBC (Thames Tower) |
| 5. HSBC | 10. Samsung | 15. Visa Europe |

* 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 Jamie's Italian, Bills, Carluccios, Malmaison and many more.



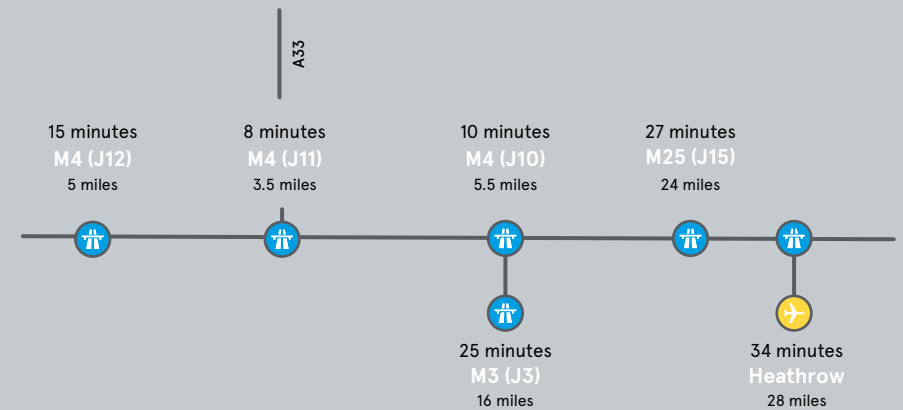


Super connected

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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