

FOUNTAIN
HOUSE
READING



LET ME INTRODUCE YOU...

...TO AN OPPORTUNITY THAT MAKES PERFECT BUSINESS SENSE.

Fountain House offers 7,685 sq.ft of 5th floor office space, with panoramic views across Reading.

Located above the reinvigorated Broad Street Mall in Reading town centre, Fountain House has an exceptional town centre parking provision, with a ratio of 1:300.

Reading is an extremely well connected and established business destination. Within ten minutes' walk of Fountain House, Reading train station has frequent services in and out of London and other major UK cities. By car, the M4 is within reach in under fifteen minutes.

ICONIC & AVAILABLE

7,685 sq ft newly refurbished offices in a landmark building.

QUALITY & STYLE

Cool, contemporary communal areas have been extensively remodelled.

FLEXIBILITY & LIGHT

Regular, bright floor plates with impressive views from each of the floors.

CONNECTIVITY & CONVENIENCE

Just 8 minutes' walk from Reading station, with fantastic connections.

CULTURE & VIBRANCY

The town centre location offers an exciting and diverse mix of amenities for a convenient lunch, fine dining, shopping and leisure.

FREEDOM & PRODUCTIVITY

Communal break-out areas, parking at 1:300, bicycle storage and shower facilities.



**INSPIRATION,
MEET OPPORTUNITY**

I THINK YOU'LL GET ALONG

- A** Remodelled reception
- B** Rear elevation
- C** Typical floor
- D** Remodelled common area
- E** 3 refurbished passenger lifts
- F** Bright floor areas
- G** Entrance signage



BUSINESS, MEET PLEASURE

YOU'RE PERFECT FOR ONE ANOTHER

Situated in the heart of Reading, Fountain House is surrounded by exciting amenities including Broad Street Mall and The Gym directly below, with a variety of well-known and independent bars, restaurants and retail shops on the doorstep.



COFFEE SHOPS

- 01 Costa
- 02 Caffè Nero
- 03 Starbucks
- 04 Workhouse Coffee

HOTELS

- 05 Forbury Hotel
- 06 Malmaison
- 07 Novotel
- 08 Premier Inn

BARs

- 09 Zero Degrees
- 10 Milk
- 11 Revolution
- 12 Be at One
- 13 Pitcher & Piano
- 14 Cerise

RESTAURANTS

- 15 Bill's
- 16 Carluccio's
- 17 Côte Brasserie
- 18 London Street Brasserie
- 19 Miller & Carter

RETAIL & LEISURE

- 20 Broad Street Mall
- 21 The Gym
- 22 Buzz Gym
- 23 House Of Fraser
- 24 John Lewis
- 25 Marks & Spencer
- 26 The Oracle
- 27 Vue Cinema

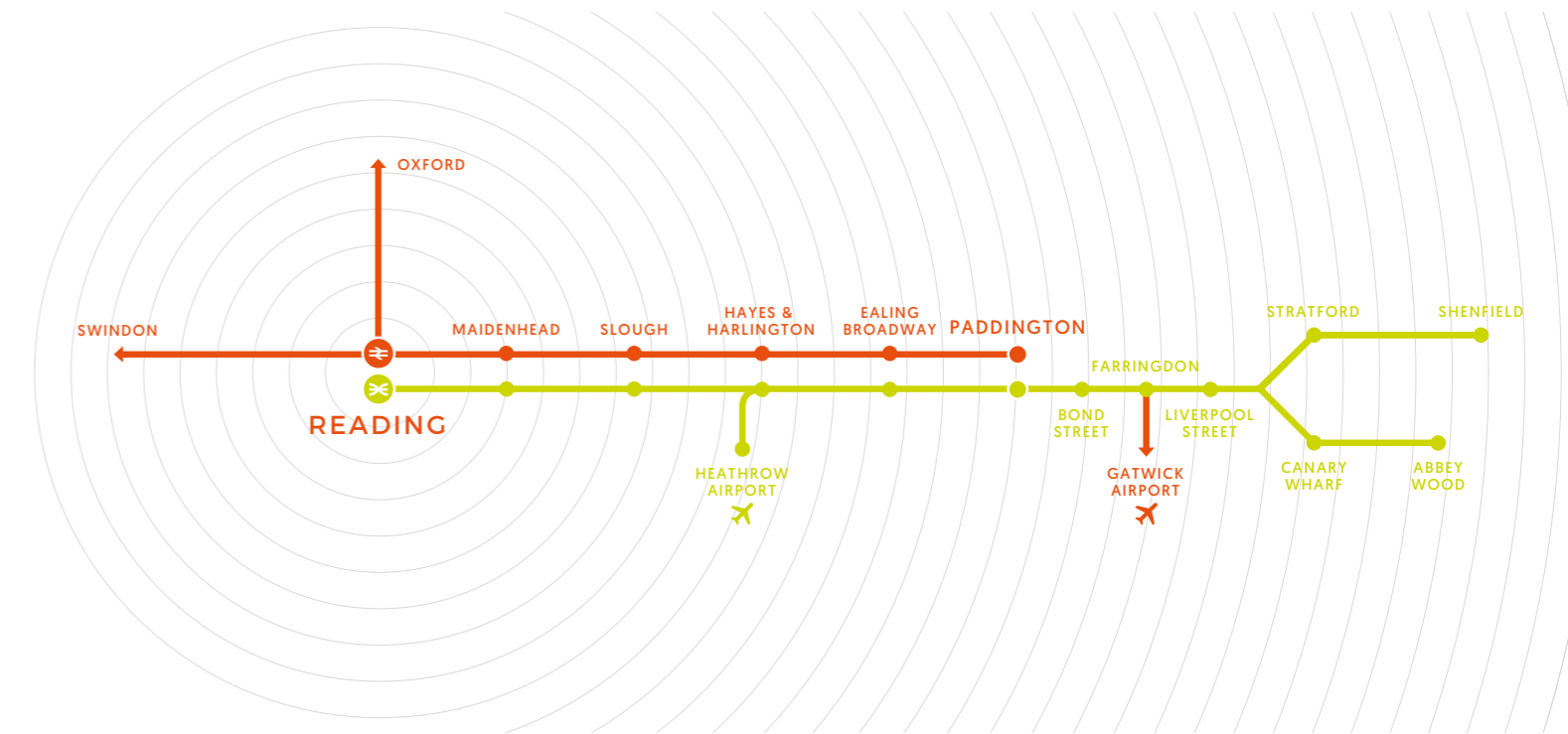
- A London Street Brasserie
- B Broad Street Mall
- C Carluccio's
- D Forbury Gardens
- E Côte Brasserie



CONNECTIVITY, SAY HELLO TO CONVENIENCE

IT'S TIME TO EXPAND YOUR NETWORK!

With only a short walk to Reading station, Fountain House offers excellent connections with central London easily accessible in approximately 25 minutes, and Heathrow Airport accessible in under an hour. The Elizabeth Line will further enhance Reading's rail services in late 2020, connecting the town directly to London's West End, City and Docklands.



ELIZABETH LINE (EXPECTED LATE 2020)

Slough	21 mins
Heathrow Airport	38 mins
Bond Street	53 mins
Farringdon	58 mins
Liverpool Street	61 mins
Canary Wharf	67 mins



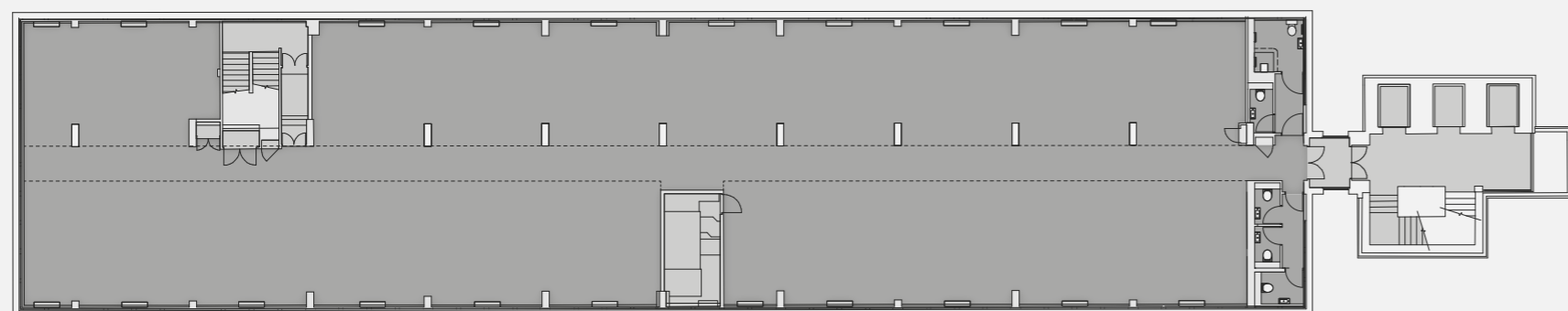
RAIL

Oxford	23 mins
London Paddington	24 mins
Swindon	33 mins
Heathrow Airport	56 mins
Southampton	57 mins
Bristol	1hr 15 mins
Birmingham	1hr 28 mins
Cardiff	1hr 35 mins
Gatwick	1hr 44 mins

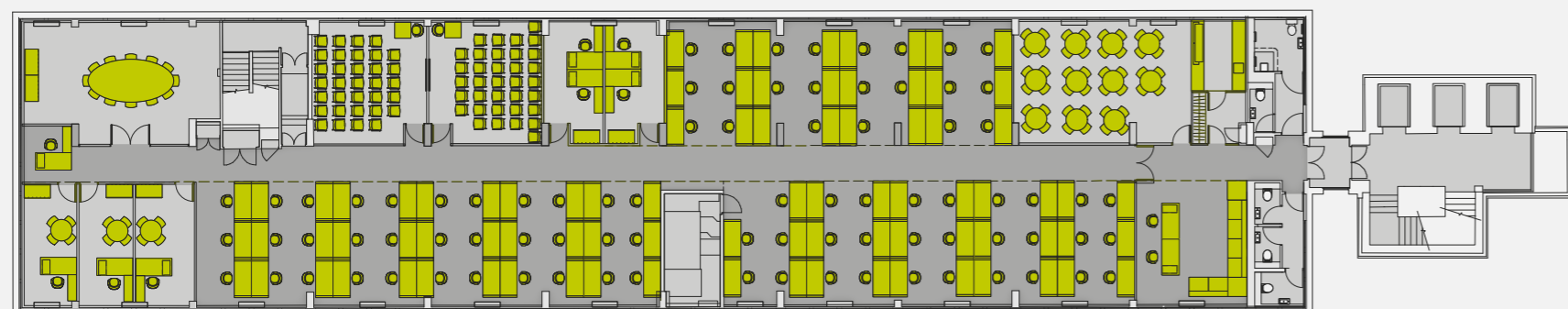
Sources:

crossrail.co.uk
nationalrail.co.uk
thamesvalleyberkshire.co.uk/wrath

FLOOR PLAN



SPACE PLAN



	Area (sq ft)	Area (sq m)
5TH Floor	7,685	714
TOTAL	7,685	714

RICS code of measuring practice 6th edition



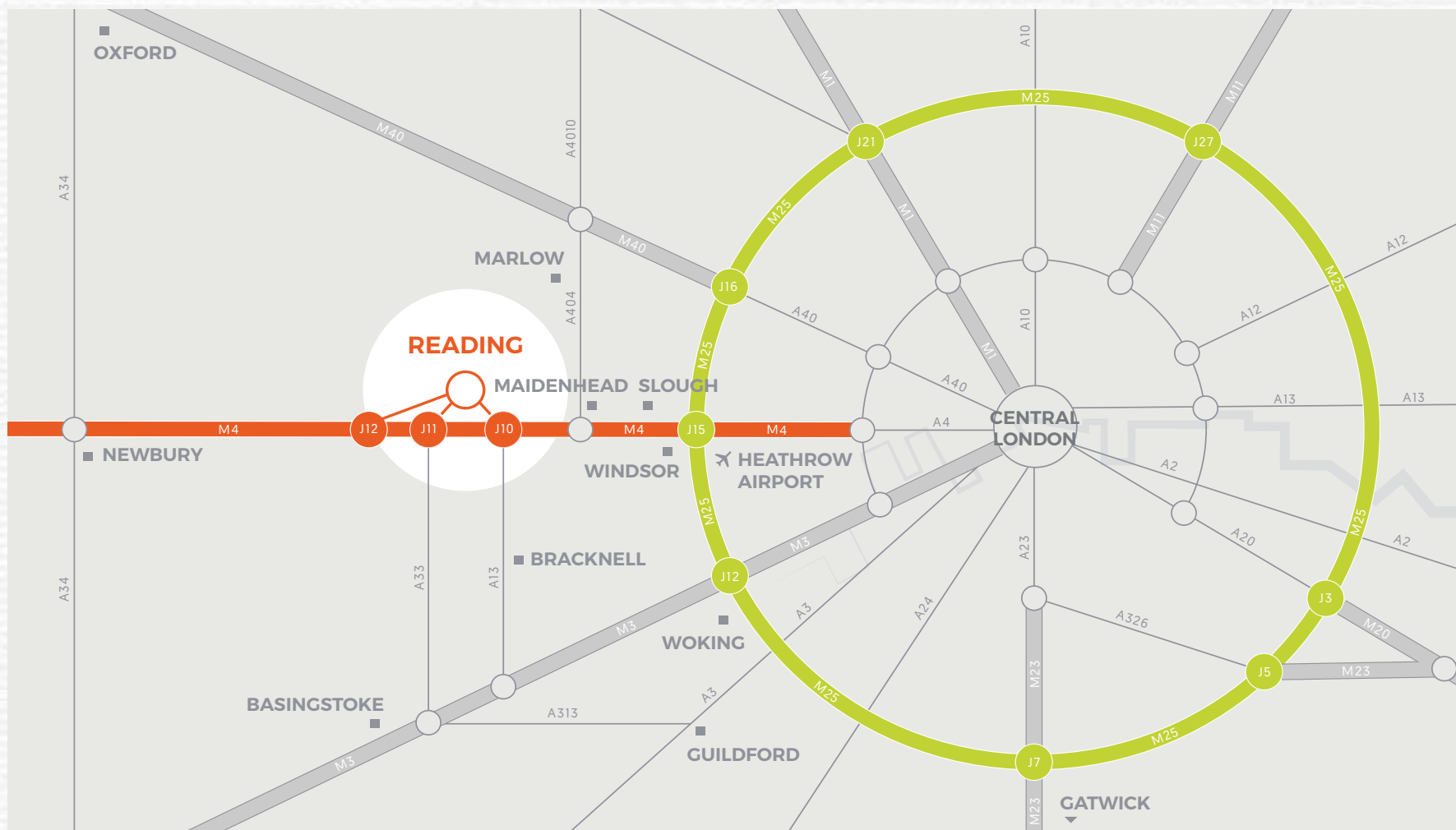
HI QUALITY, THIS IS VALUE

YOU SHOULD GET TOGETHER MORE OFTEN.

SPECIFICATION

Recently refurbished to offer stylish, flexible office space, designed to work around the needs of the modern occupier. New features include:

- New air conditioning
- LG7 compliant lighting
- Double glazed windows throughout
- Fully refurbished Male/Female WCs on each floor
- Full access raised floors
- 3 refurbished passenger lifts
- Remodelled reception and other common areas
- Car parking at 1:300



DRIVE TIMES

M4 (J11)	8 mins	3.5 miles
M4 (J10)	10 mins	5.5 miles
M4 (J12)	15 mins	5 miles
M3 (J3)	25 mins	16 miles
M25 (J15)	27 mins	24 miles
Heathrow	34 mins	28 miles
London	48 mins	40 miles
Gatwick	65 mins	56 miles

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GORDON**

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