

YOU'RE  
LOOKING

*Great*  
TODAY

THE WHITE BUILDING  
READING



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## MAKE A FIRST IMPRESSION





# A WORKPLACE LESS ORDINARY

THE WHITE BUILDING has been designed with a fresh approach in mind. Forget what your typical office building looks or feels like, you never get a second chance to make a first impression.

We want your staff and clients to feel invigorated and inspired by the building and its urban environment.







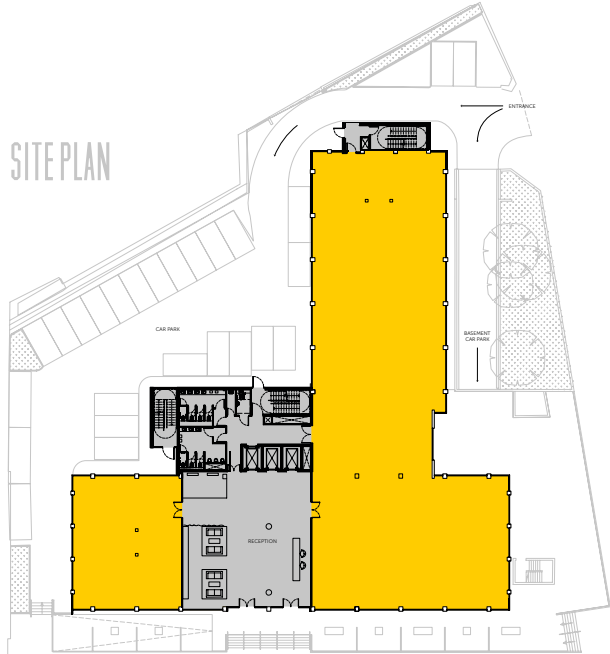
BE PART OF THE SUCCESS  
IN OUR STUNNING 5,463 SQ FT  
FIRST FLOOR SUITE



# FIRST FLOOR SUITE SPACE

THE WHITE BUILDING offers the first floor suite of 5,463 sq ft with floor to ceiling glazing.

The new office space provides an inspiring working environment to help the modern occupier attract and stimulate its most important assets: its staff and clients.



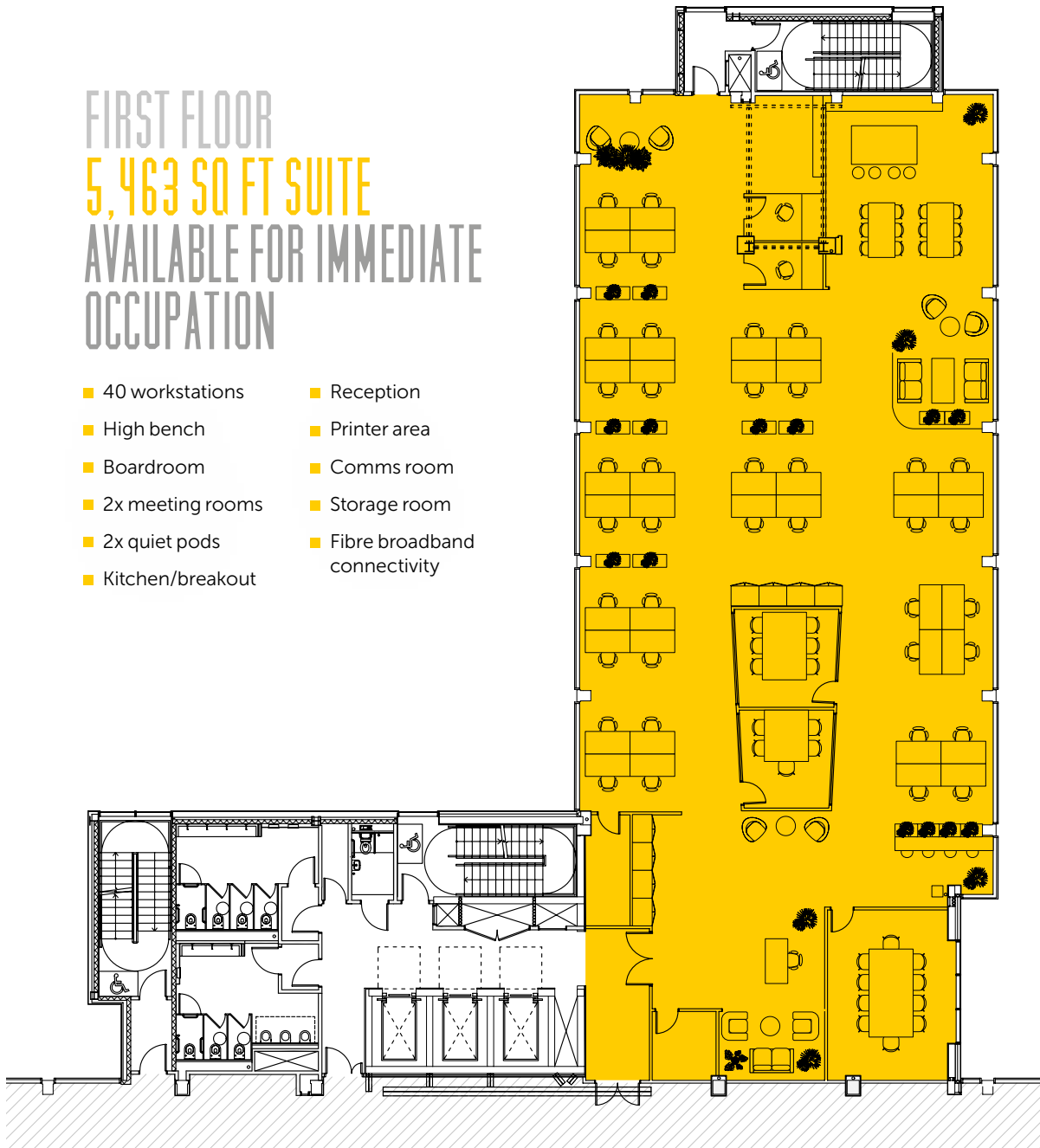
| IPMS 3 Floor Area |                     |        |       |
|-------------------|---------------------|--------|-------|
| Floor             |                     | sq ft  | sq m  |
| 7                 | shared roof terrace | 3,143  | 292   |
| 3                 | suite coming soon   | 9,800  | 910   |
| 1                 | available suite     | 5,463  | 507   |
| TOTAL*            |                     | 15,263 | 1,417 |

\* The roof terrace is excluded in this total area

## BE A PART OF OUR COMMUNITY

## FIRST FLOOR 5,463 SQ FT SUITE AVAILABLE FOR IMMEDIATE OCCUPATION

- 40 workstations
- High bench
- Boardroom
- 2x meeting rooms
- 2x quiet pods
- Kitchen/breakout
- Reception
- Printer area
- Comms room
- Storage room
- Fibre broadband connectivity



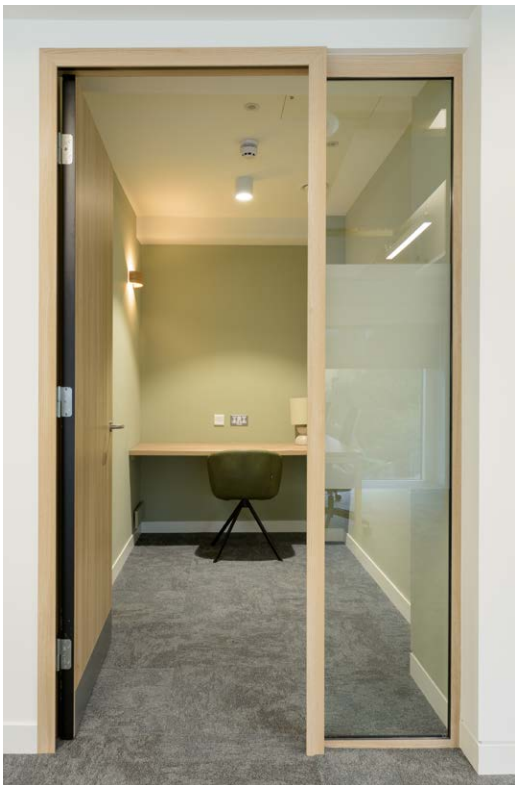




Nourish Café

INVIGORATE  
AND INSPIRE







# STRIPPED BACK DETAIL

THE WHITE BUILDING is a workplace with a different aspect. We've replaced suspended ceilings and recessed lighting with exposed services for a more remarkable modern office.



FOR HELPING  
THE ENVIRONMENT  
WINNER 2022

ENVIRONMENTALLY  
EFFICIENT

COMPLETELY  
TRANSFORMED  
OFFICE BUILDING

93,145 SQ FT  
IN TOTAL

5,463 SQ FT  
FITTED SUITE WITH  
FIBRE BROADBAND  
CONNECTIVITY



ON-SITE PARKING  
(1:1250 SQ FT)



ALL ELECTRIC  
BUILDING

CONTEMPORARY  
OFFICE  
DESIGN

GREAT  
AMENITIES  
INSIDE  
AND OUT



COMMUNAL  
ROOF  
TERRACE

# ECONOMIC POWERHOUSE

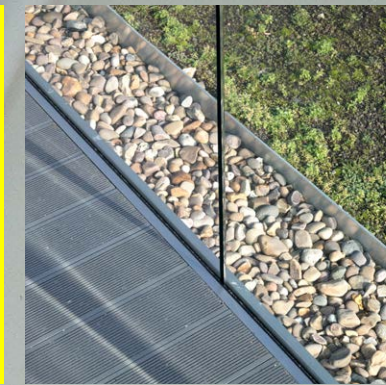
Reading has a strong and mature knowledge economy of technology and creative sector industries. Technology industries include information and communication technology, business & financial services, and renewables.

READING VOTED IN  
TOP 10 BEST PLACES  
TO LIVE BY THE SUNDAY  
TIMES IN 2022

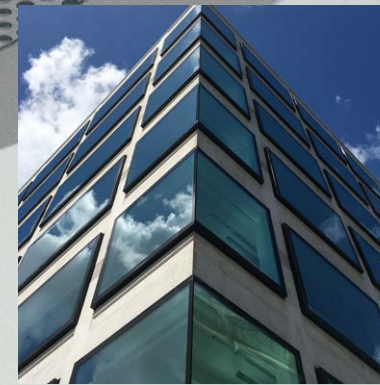


RANKED IN THE  
TOP 5 PERFORMING  
INNOVATION  
ECONOMIES IN THE  
UK 2022\*

READING MADE THE  
FASTEST ECONOMIC  
RECOVERY FROM THE  
PANDEMIC IN THE  
UK\*\*



3 MINS  
TO THE ORACLE  
SHOPPING CENTRE  
AND 6 MINS TO  
READING STATION



BUILDING  
CAR PARKING  
RATIO 1:860 SQ FT



7TH BEST QUALIFIED  
WORKFORCE IN THE UK,  
5TH FOR ITS SHARE  
OF GRADUATES#

RANKED 2ND BEST  
PLACE TO LIVE AND  
WORK IN THE UK OF  
THE LARGEST 36  
ECONOMIC AREAS##





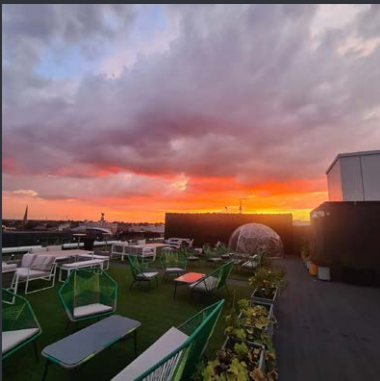
"WORK.LIFE MOVED INTO THE WHITE BUILDING FOR ITS CREATIVE URBAN WORKING ENVIRONMENT. IT'S SUCH A UNIQUE, INVIGORATING AND INSPIRING SPACE. ITS EXCITING LOCATION, BANG IN THE CITY'S URBAN HEART, AND EXPANSIVE ROOF TERRACE ARE GREAT AMENITIES WHICH ARE A REAL ADDED BENEFIT FOR OUR MEMBERS."

**WORK.LIFE**

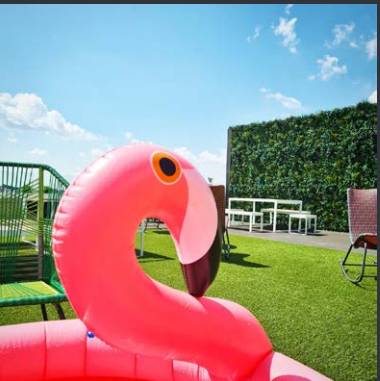
**COLLABORATIVE HUB**



# LIKE-MINDED COMMUNITY



SPORTS  
EVENTS  
SCREENED



YOGA  
CLASSES

A workplace where your staff can thrive and feel invigorated in a positive atmosphere surrounded by a like-minded community.



LOCAL DISCOUNTS  
AVAILABLE  
TO OCCUPIERS



TENANT SOCIAL  
AND NETWORKING  
EVENTS



COMMUNITY  
ENGAGEMENT  
AND VOLUNTEERING  
SCHEMES

ROOFTOP  
VEGETABLE GARDEN  
INITIATIVE



CHARITY  
EVENTS







THE WHITE BUILDING



# URBAN ROUTES

RIVER THAMES

  
READING STATION

FORBURY GARDENS

  
6 MINS  
TO READING  
STATION

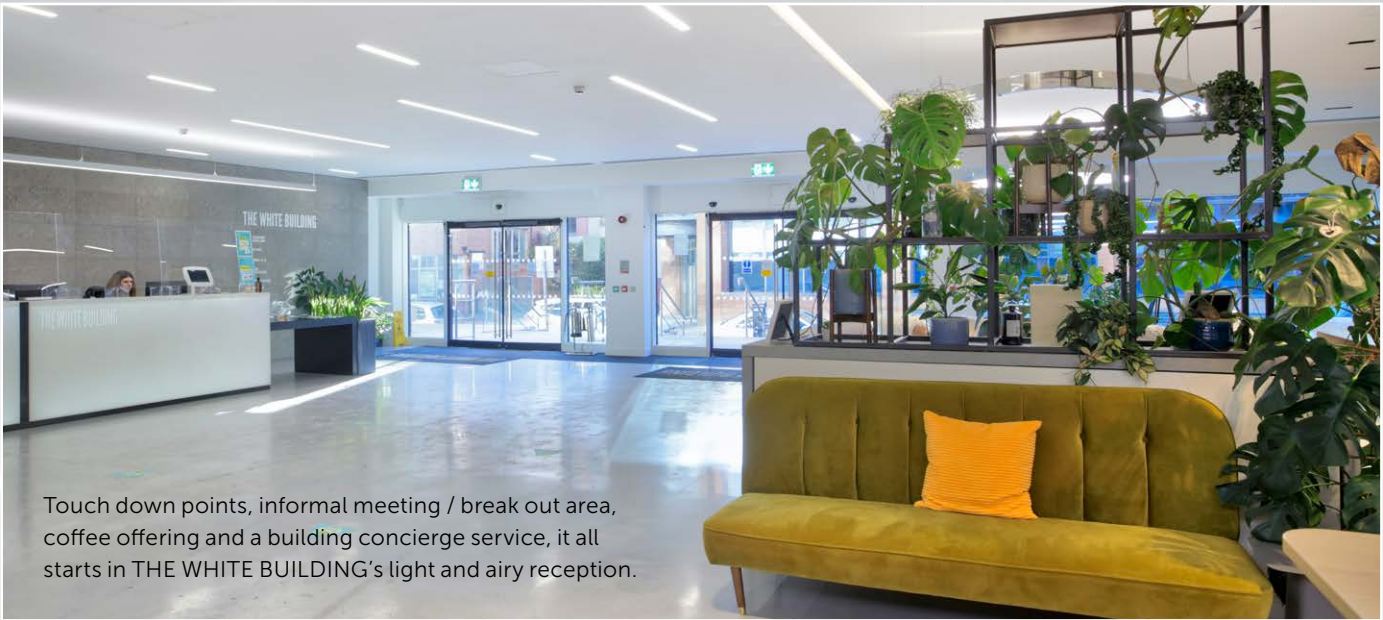
BROAD STREET  
THE ORACLE

THE WHITE BUILDING  
KINGS ROAD  
READING RG1 3BU

  
3 MINS  
TO THE  
ORACLE



INSPIRING &  
IMPRESSION



Touch down points, informal meeting / break out area, coffee offering and a building concierge service, it all starts in THE WHITE BUILDING's light and airy reception.









↑  
WHERE THE VIEW'S AT

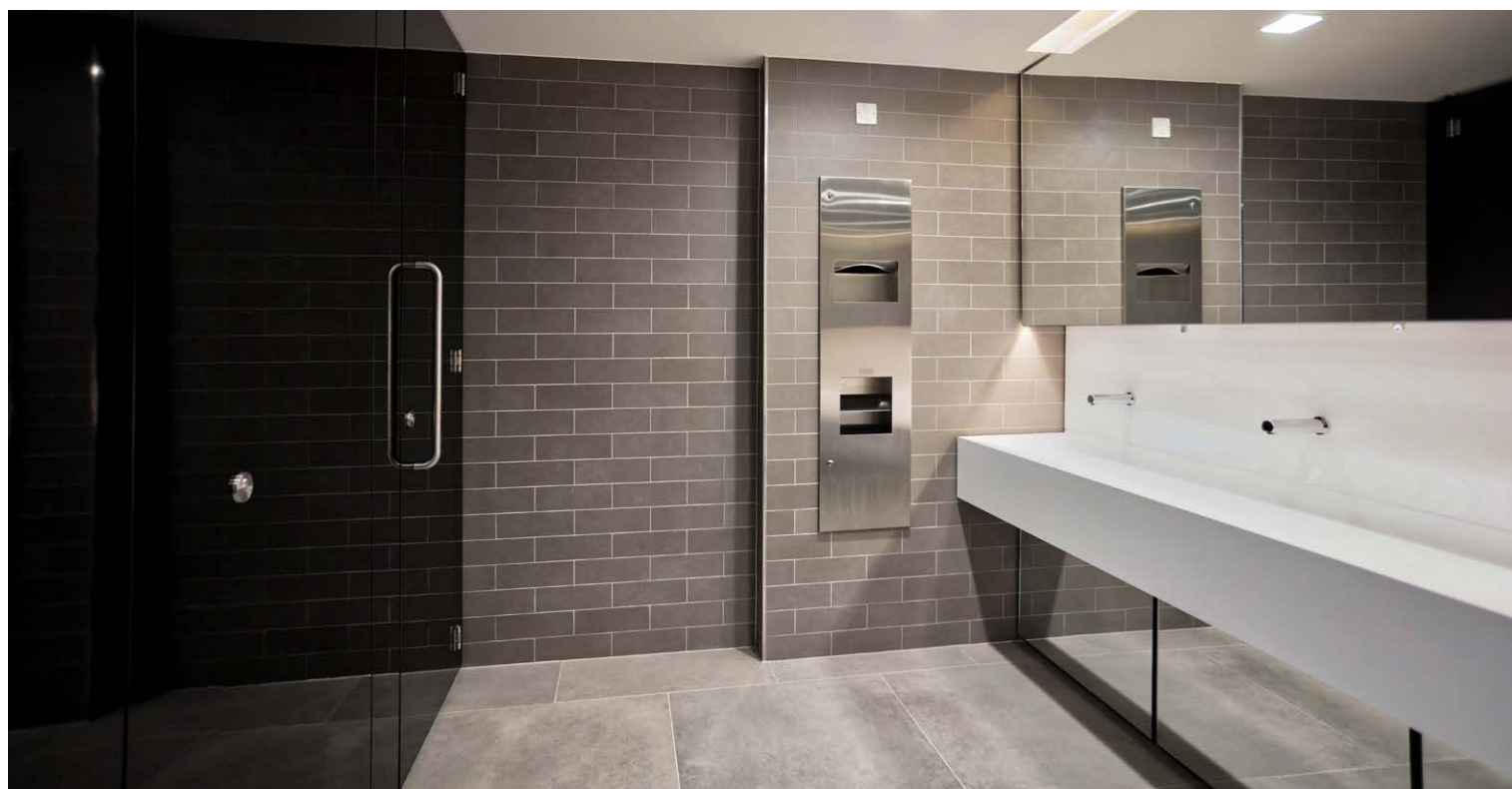
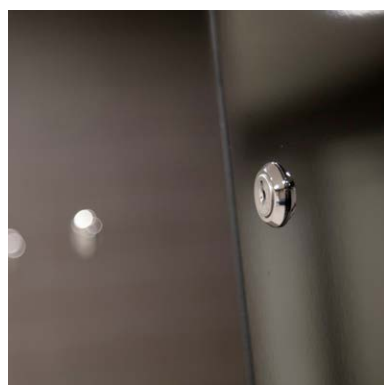
# YOUR ROOF TERRACE

Chill out, informal meetings or events space... you choose.





# THE NUTS AND BOLTS



## OVERVIEW

- Full CAT A building refurbishment\*
- Newly configured entrance and reception
- New floor to ceiling glazing throughout, providing excellent natural light
- Exposed media-style ceilings incorporating LG7 compliant lighting and new heating and cooling system
- Occupancy density 1:8m<sup>2</sup>

## LANDSCAPING

- Newly landscaped street frontage and resurfaced car parking
- Natural textured stone paving slabs with inset feature lighting providing illumination
- New stone cladding to boundary walls
- High quality stone benches with integral illumination
- Large communal roof terrace
- DDA compliant access
- New trees along Kings Road and Abbey Street frontage

## PARKING SPACES AND ACCESS

- On-site car parking spaces (1:1250 sq ft)
- 39 secure cycle spaces

## LIFTS

- 3 x new 13 person 1000kg passenger lifts (incl. 1 fire fighting lift)
- Minimum 2.0 mps passenger lift speed
- Hybrid destination control system

## MECHANICAL SERVICES

- New mechanical installations throughout
- New efficient VRF heating and cooling system via air-sourced heat pump
- Internal design conditions 23°C +/-2°C (summer) 21°C +/- 2°C (winter)
- Building energy management system (BEMS)

## ELECTRICAL SERVICES

- LG7 compliant lighting (350–400 lux target)
- Digital lighting control system
- PIR lighting throughout the office and core with daylight sensors
- Central building management system (BMS)
- Generator connection capability

## WCS AND SHOWERS

- New male and female WCs on each floor
- New male and female changing rooms with 8 showers and 42 lockers at basement level
- A DDA compliant shower room is provided at basement level

## FLOORS AND CEILINGS

- Fully accessible raised floor set 80mm from the top of the structural slab
- Average 2925mm floor to ceiling height for floors 1–6 with locally lowered heights of approximately 2470mm

\*Full Cat A Refurbishment completed in 2017.



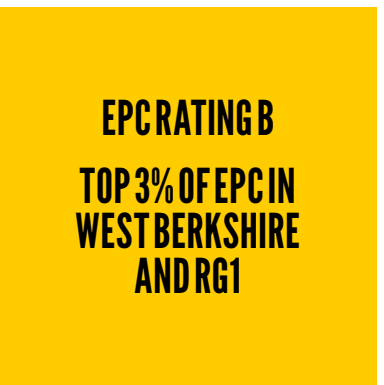
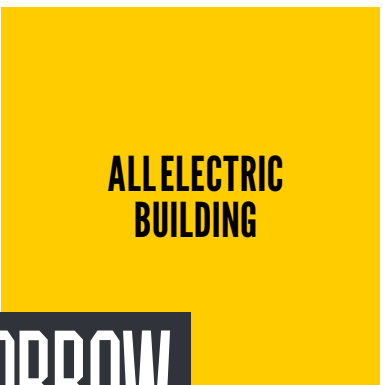
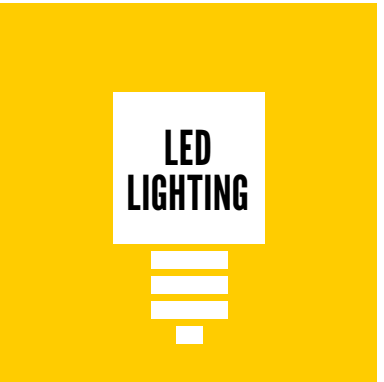
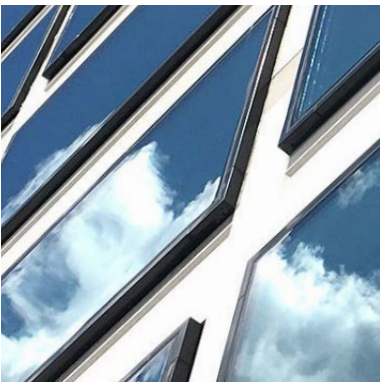
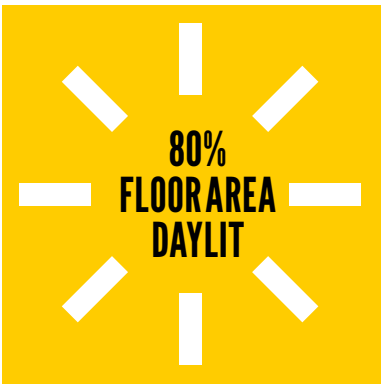
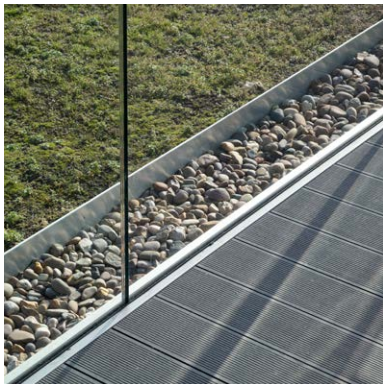
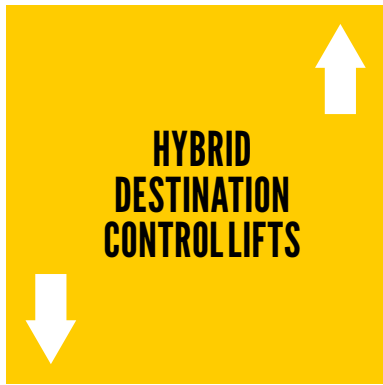


## SERVICE BUILT-IN

THE WHITE BUILDING concierge service is offered to maximise convenience and smooth out life's wrinkles.

The building's dedicated Welcome Hosts can arrange those tasks that interrupt the flow of your working week – from dry cleaning and on-site car valet, to last minute restaurant and hotel bookings.

- Welcome Hosts
- Hotel & restaurant bookings
- Building app
- Travel arrangements
- Day-to-day errands
- Emergency requests
- Refreshments area with iPad coffee vending
- Dry cleaning service
- iPads / Sonos in reception
- Super speed Wi-Fi on the roof and reception
- Home delivery & storage
- Car valet
- Bicycle service station in bike store
- Umbrella provision
- Towel service, hair dryers and shampoo/conditioner/body wash
- Yoga & fitness instruction
- Dog friendly
- Car charging (coming soon)



## SUSTAINING TOMORROW

We have worked hard to ensure that the building's environmental credentials are as good as they can be. We want our buildings to be sustainable and for our tenants to be satisfied that they, too, are doing their bit for the environment.

### ENERGY SAVING FEATURES:

- EPC rating B
- High performance VRF heating and cooling units with low fan power
- Low heat loss glazing with high UV rejection throughout
- Thermal upgrade to the roof to match that of a new build
- Thermal upgrade to the walls to reduce heat loss
- Improved air-tightness to reduce air and heat leakage
- LED lighting in communal areas with presence detectors
- Dimmable luminaire controls
- High daylight factors in offices to reduce artificial lighting
- All electric building

### ADDITIONAL BENEFITS:

- Excellent public transport and pedestrian/cycle connections to railway station and town centre amenities
- Recycling facilities
- Landscaping provided to enhance site ecology
- Energy metering and sub-metering of light and power to each floor
- Low flow sanitaryware fitted to reduce water consumption





# READING - FULL OF FLAVOUR



## HIGHLIGHTS INCLUDE:

- The 750,000 sq ft Oracle shopping centre with restaurants, cafés and bars only minutes away
- A range of international-quality hotels nearby
- Fitness and leisure facilities throughout the town, with Buzz Gym just over the road
- The Hexagon, The Concert Hall and other nearby arts facilities provide a rich cultural scene
- World famous Reading Festival every August
- Forbury Square with three top-quality restaurants and cafés is only a short walk away
- Reading Station is a 6 minute walk via Forbury Gardens or 3 minutes by bike
- Brand new apart-hotel, House of Fisher, is adjacent
- Numerous new apartment developments, including Kennet House on Kings Road



WELCOME TO THE  
KINGS ROAD QUARTER

THE Botanist



Pho

EST. 2013  
LINCOLN  
COFFEE HOUSE

HONEST

THE COCONUT TREE



# WHERE IT'S AT

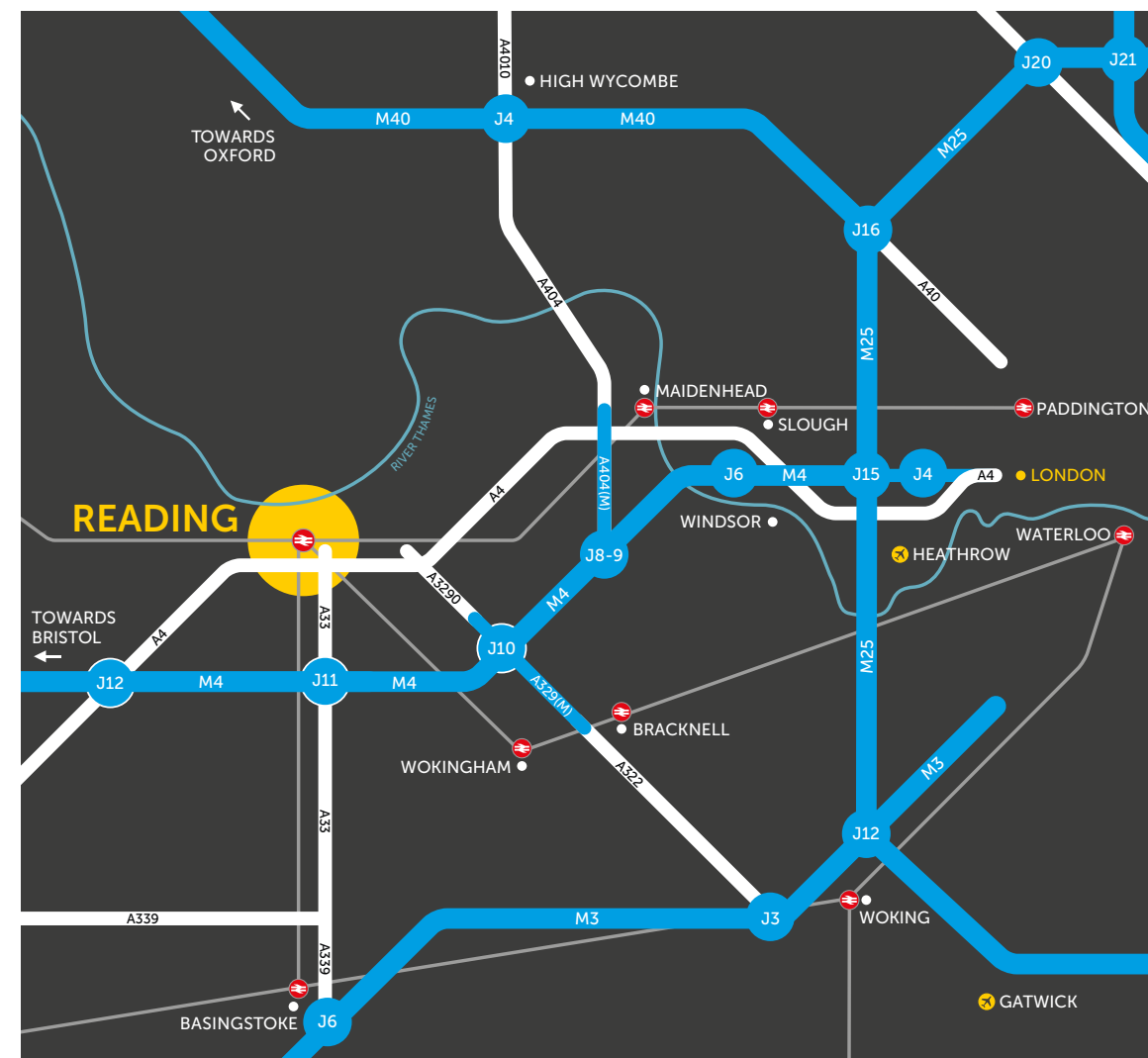
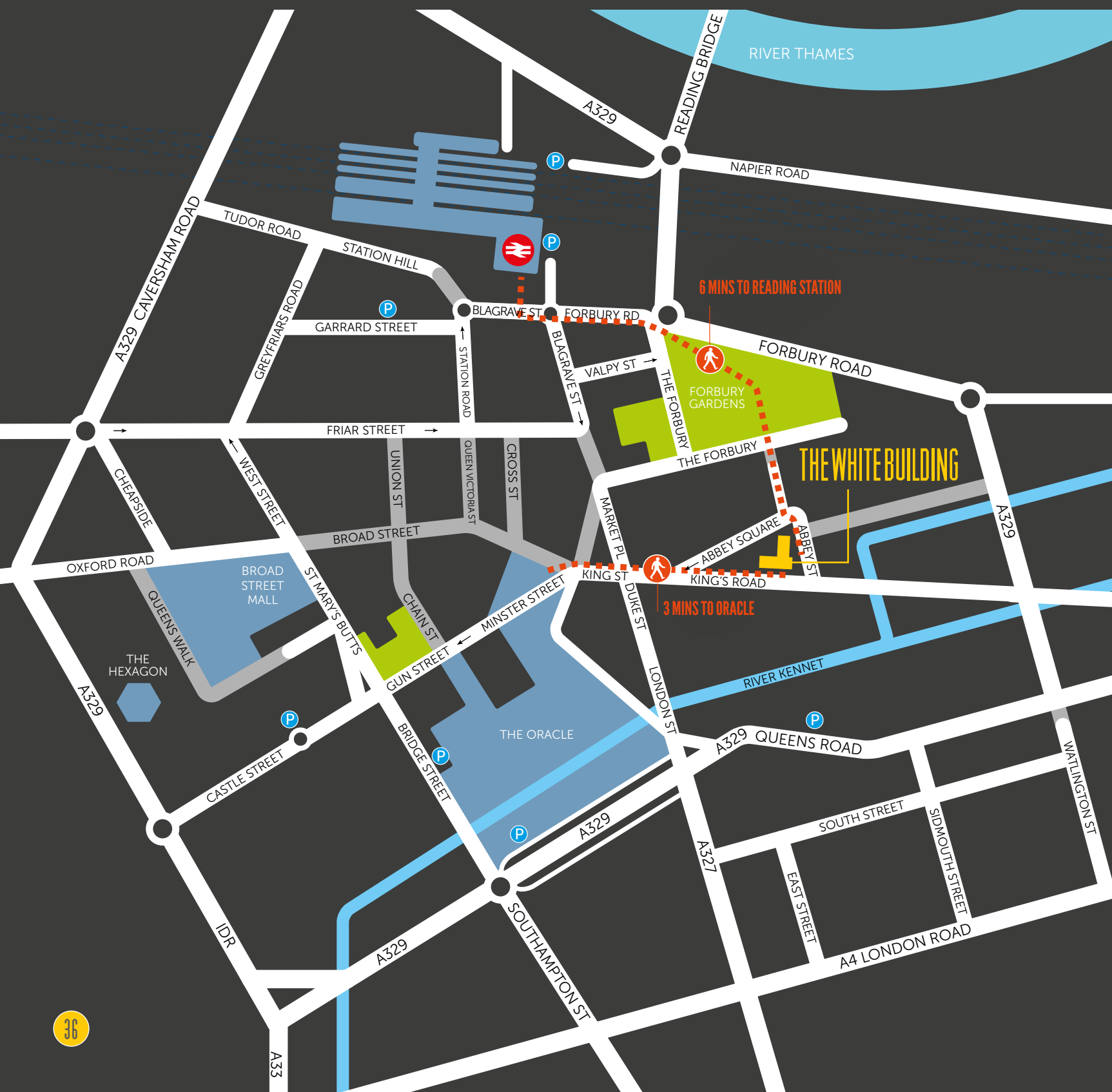
RG1 3BU

## ROAD

Reading has excellent road connections with three motorway junctions (J10, 11 & 12) of the M4, providing direct access to the M25 and the national motorway network. M4 J10 is served by the motorway A329M, and M4 J11 is reached by a dual carriageway, the A33.

## BIKE

Reading is served by a 37 mile cycle network, of which 17 miles are segregated from general traffic. The new Christchurch Bridge foot and cycle path over the Thames links the north bank with the railway station.



## RAIL

Reading's mainline station is a major UK rail hub, handling some 16 million passengers a year. There are connections with London Paddington and London Waterloo to the east, Bristol and Wales to the west and directly to Birmingham (New Street & International), Guildford, Oxford, Basingstoke and Newbury.

An £850 million upgrade – the biggest in the UK – has provided new entrances and a concourse; five new platforms have been added with modified track layouts to improve passenger and freight transport flows.

The proposed Western Rail Link to Heathrow (WRLtH) will enhance the existing transport connections between Reading, Slough and Heathrow Airport with regular rail services to the airport in approximately 26 minutes.



## AIR

### Heathrow

London Heathrow is 28 miles east of Reading and can be reached directly via the M4 motorway (J4). RailAir operates a non-stop 45-minute bus service between the railway station and the airport.

### Other international airports

London Gatwick is 55 miles south east of Reading and Southampton Airport Parkway is only 46 miles (direct rail 46 minutes).



# TALK TO US

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# THEWHITEBUILDING.CO.UK



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# THE WHT BDG