



STATION HILL
READING

Station Hill

**Two Station Hill,
like One Station
Hill, only bigger!
350,000 sq ft
of collaborative
work space.**

STATION HILL

CGI: ONE & TWO STATION HILL FROM AN ELEVATED
POSITION ABOVE READING STATION



INDICATIVE: POTENTIAL TO BUILD TO SUIT



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)

Homes

1,300 RESIDENTIAL UNITS

Curated public space

2 ACRES

Car parking

500 SPACES



CGI: INDICATIVE FOR ILLUSTRATIVE PURPOSES ONLY.

STATION HILL



SCHEDULE OF
ACCOMMODATION

INDICATIVE: SCHEDULE OF ACCOMODATION

FLOOR	USE	IPMS3 SQ M	IPMS3 SQ FT
22	OFFICE	1,033	11,119
21	OFFICE	1,033	11,119
20	AMENITY	1,033	11,119
19	OFFICE	1,467	15,791
18	OFFICE	1,467	15,791
17	OFFICE	1,467	15,791
16	OFFICE	1,467	15,791
15	OFFICE	1,467	15,791
14	OFFICE	1,467	15,791
13	OFFICE	1,467	15,791
12	OFFICE	1,467	15,791
11	OFFICE	1,467	15,791
10	OFFICE	1,415	15,231
9	OFFICE	1,415	15,231
8	OFFICE	1,945	20,936
7	OFFICE	1,945	20,936
6	OFFICE	1,945	20,936
5	OFFICE	1,945	20,936
4	OFFICE	1,945	20,936
3	OFFICE	1,945	20,936
2	OFFICE	1,451	15,619
1	OFFICE	1,480	15,931
GF	LOBBY	TBC	TBC
LG	BOH	TBC	TBC
TOTAL OFFICE		32,700	351,983

SECTION

- WORK SPACE
- AMENITY
- TERRACE

GARRARD STREET
ENTRANCE

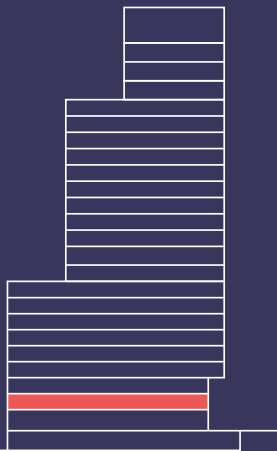
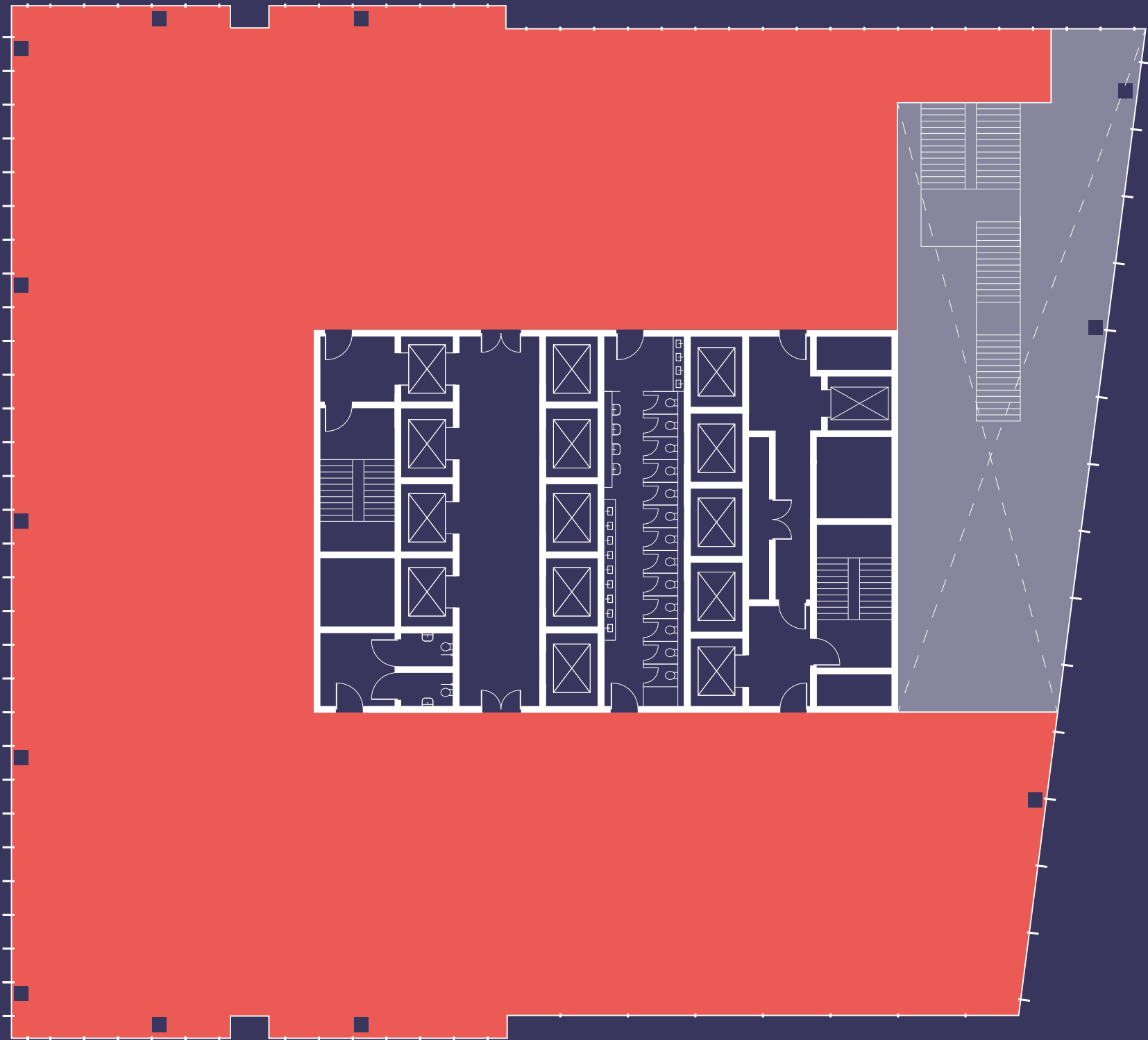
TWO STATION HILL
MAIN RECEPTION



**Stroll from the
train to your
work in seconds
(and get home
on time too).**

LEVEL 1

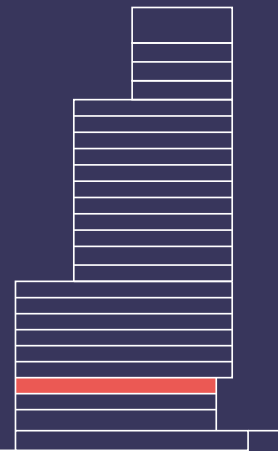
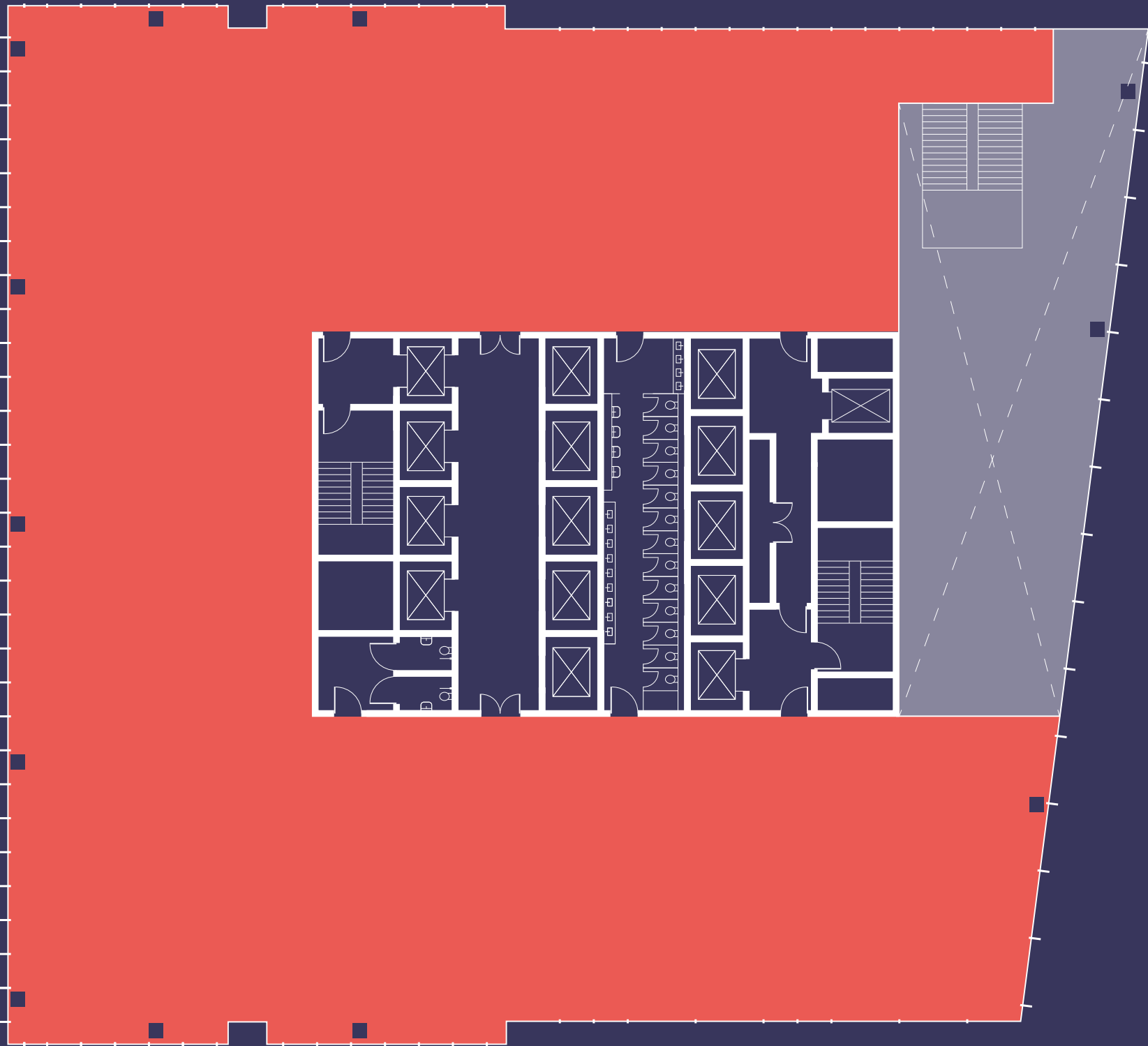
OFFICE 1,480 SQ M / 15,931 SQ FT



INDICATIVE: PLANS NOT TO SCALE AND FLOORPLAN DESIGN FOR ILLUSTRATIVE PURPOSES ONLY.

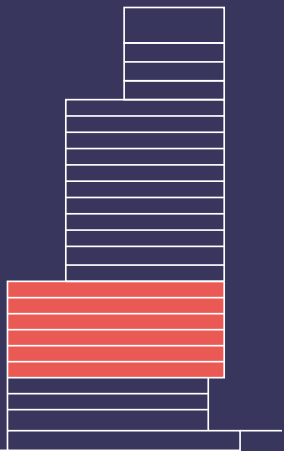
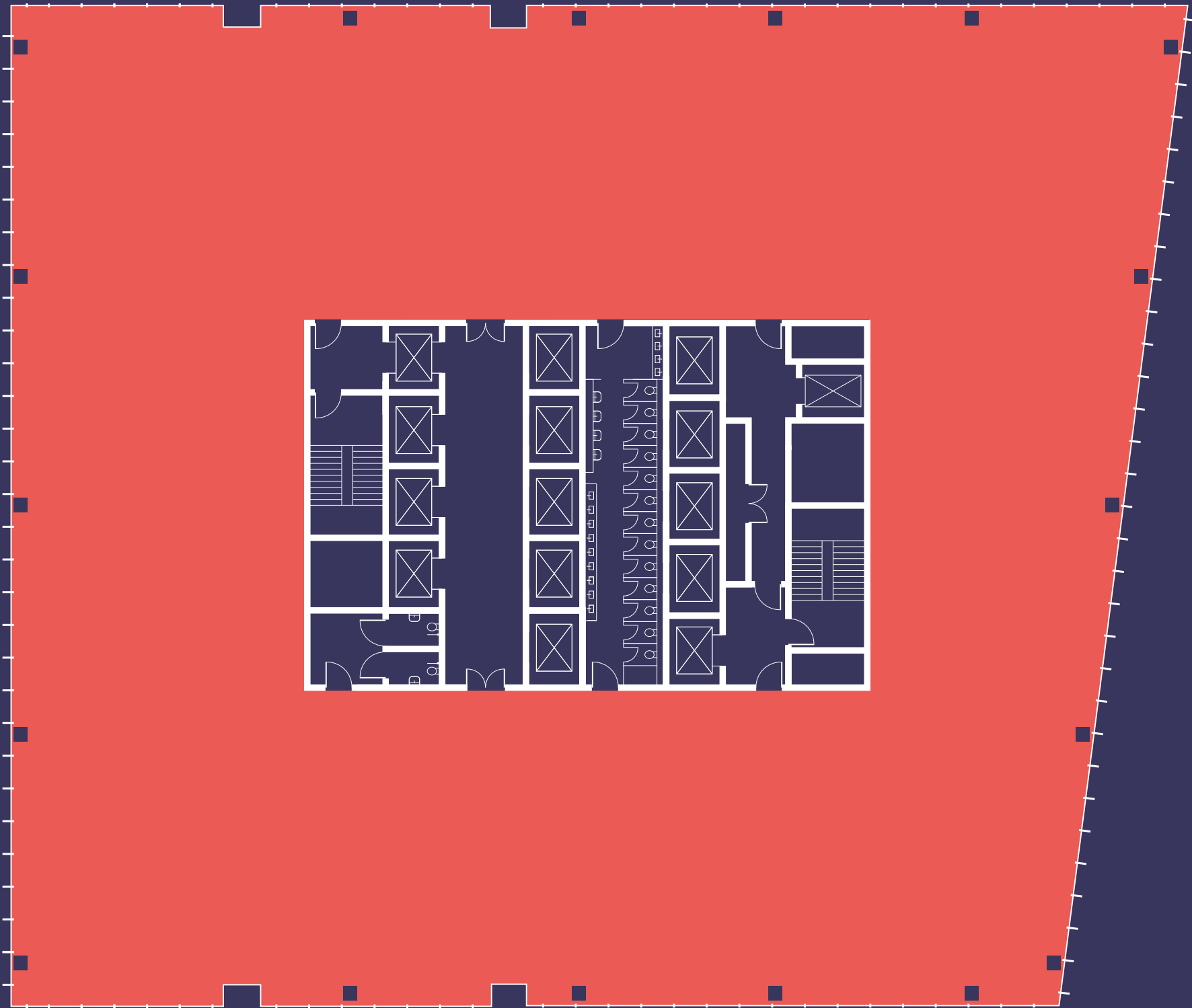
LEVEL 2

OFFICE 1,451 SQ M / 15,619 SQ FT



LEVEL 3-8

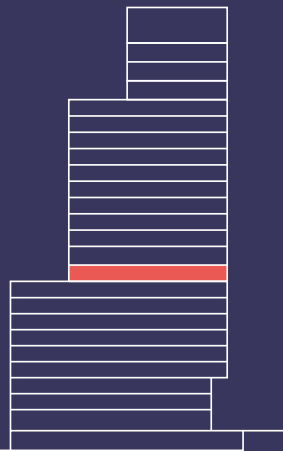
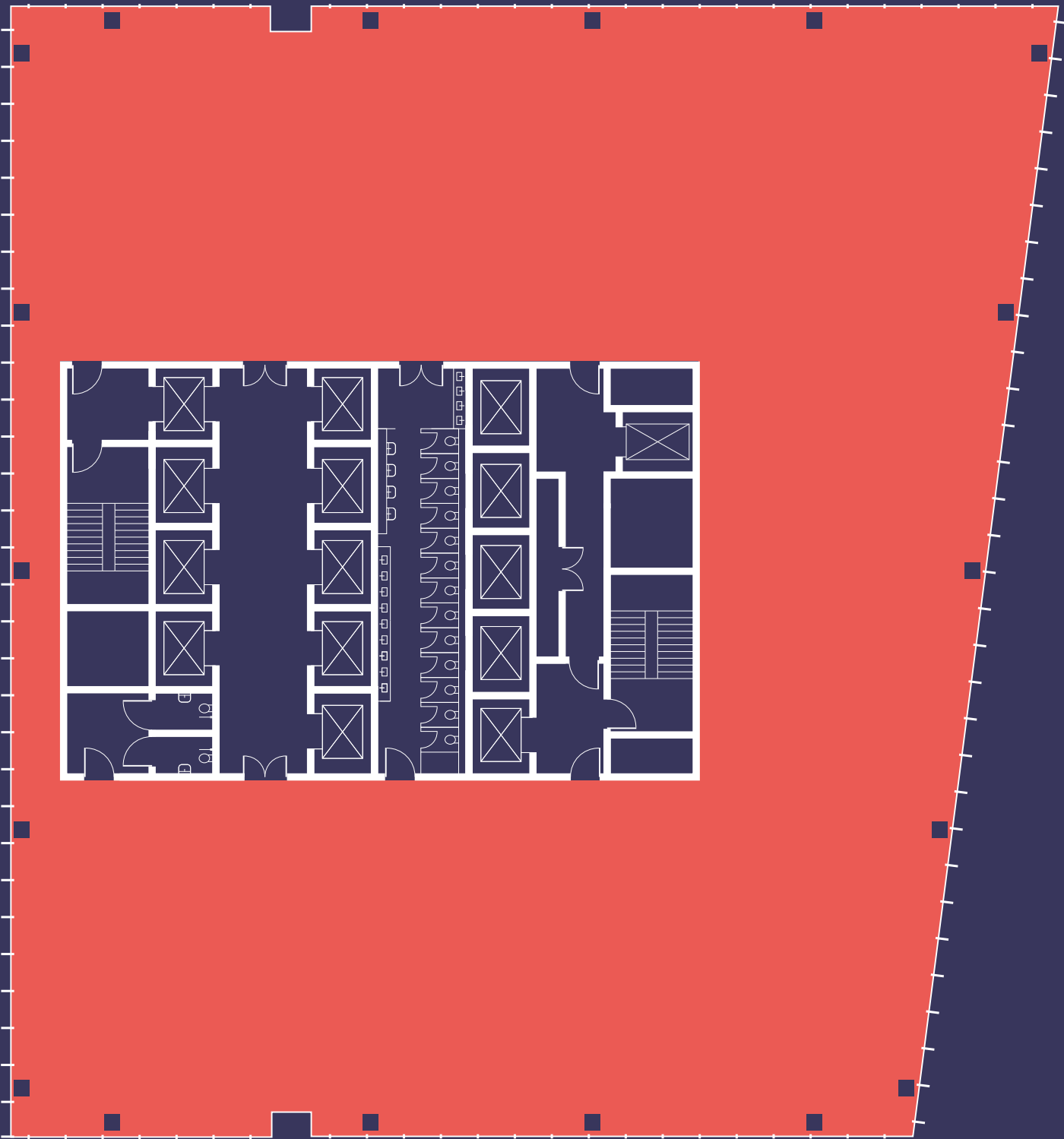
OFFICE 1,945 SQ M / 20,936 SQ FT



INDICATIVE: PLANS NOT TO SCALE AND FLOORPLAN DESIGN FOR ILLUSTRATIVE PURPOSES ONLY.

LEVEL 9

OFFICE 1,415 SQ M / 15,231 SQ FT



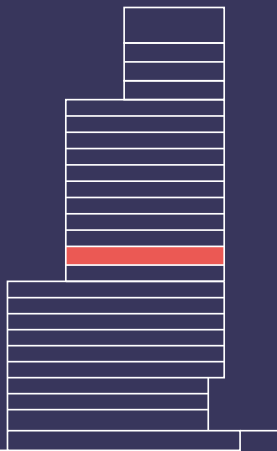
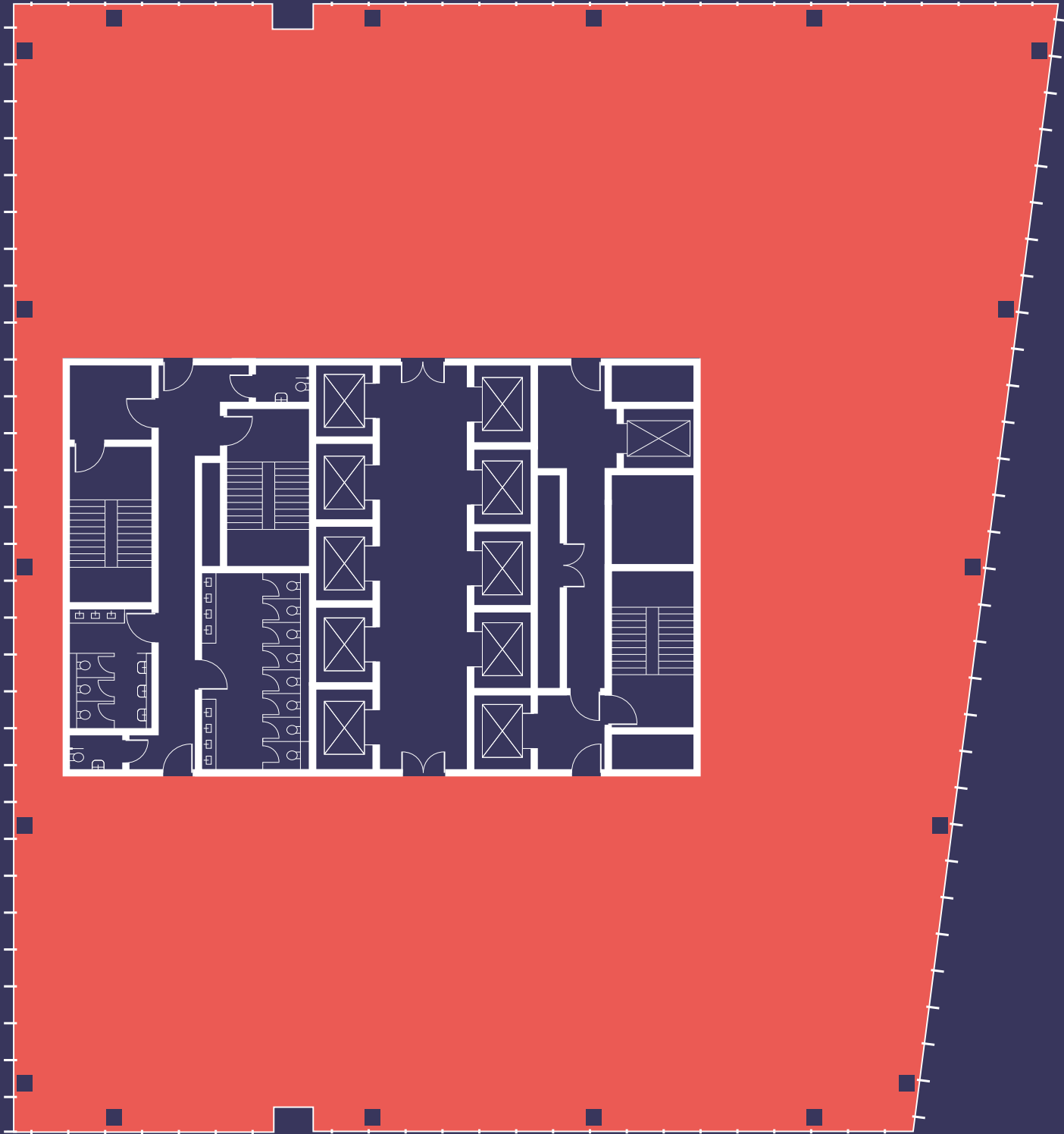


CGI: LANDSCAPED AND MANAGED PUBLIC SPACE.

STATION HILL

LEVEL 10

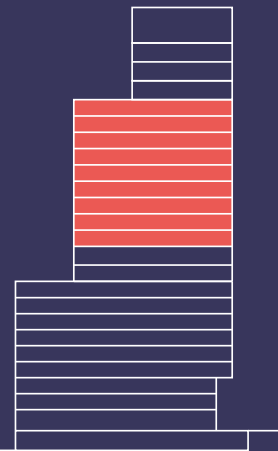
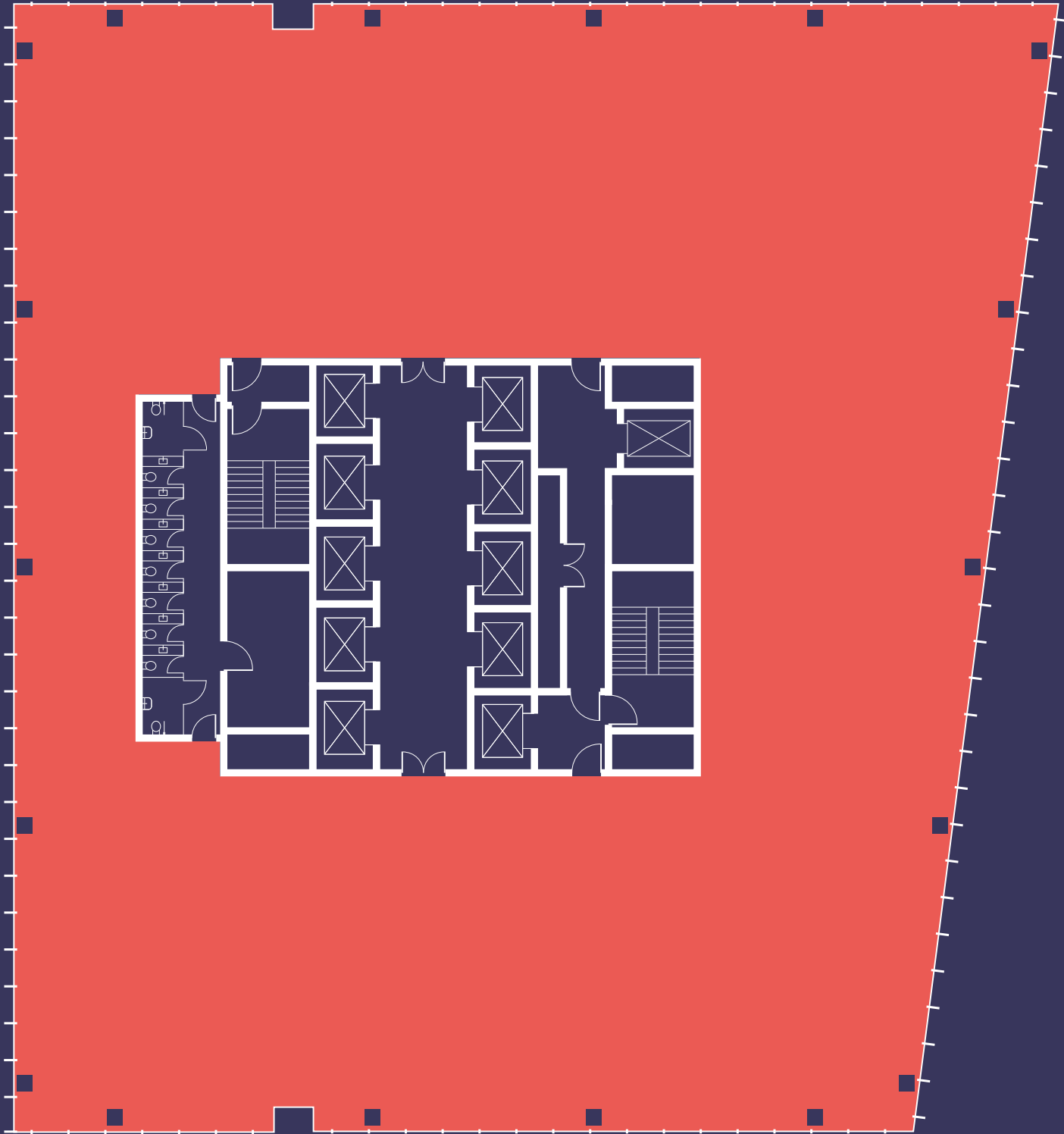
OFFICE 1,415 SQ M / 15,231 SQ FT



INDICATIVE: PLANS NOT TO SCALE AND FLOORPLAN DESIGN FOR ILLUSTRATIVE PURPOSES ONLY.

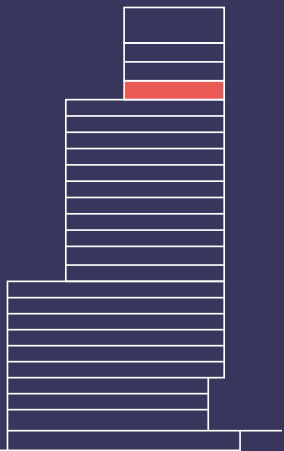
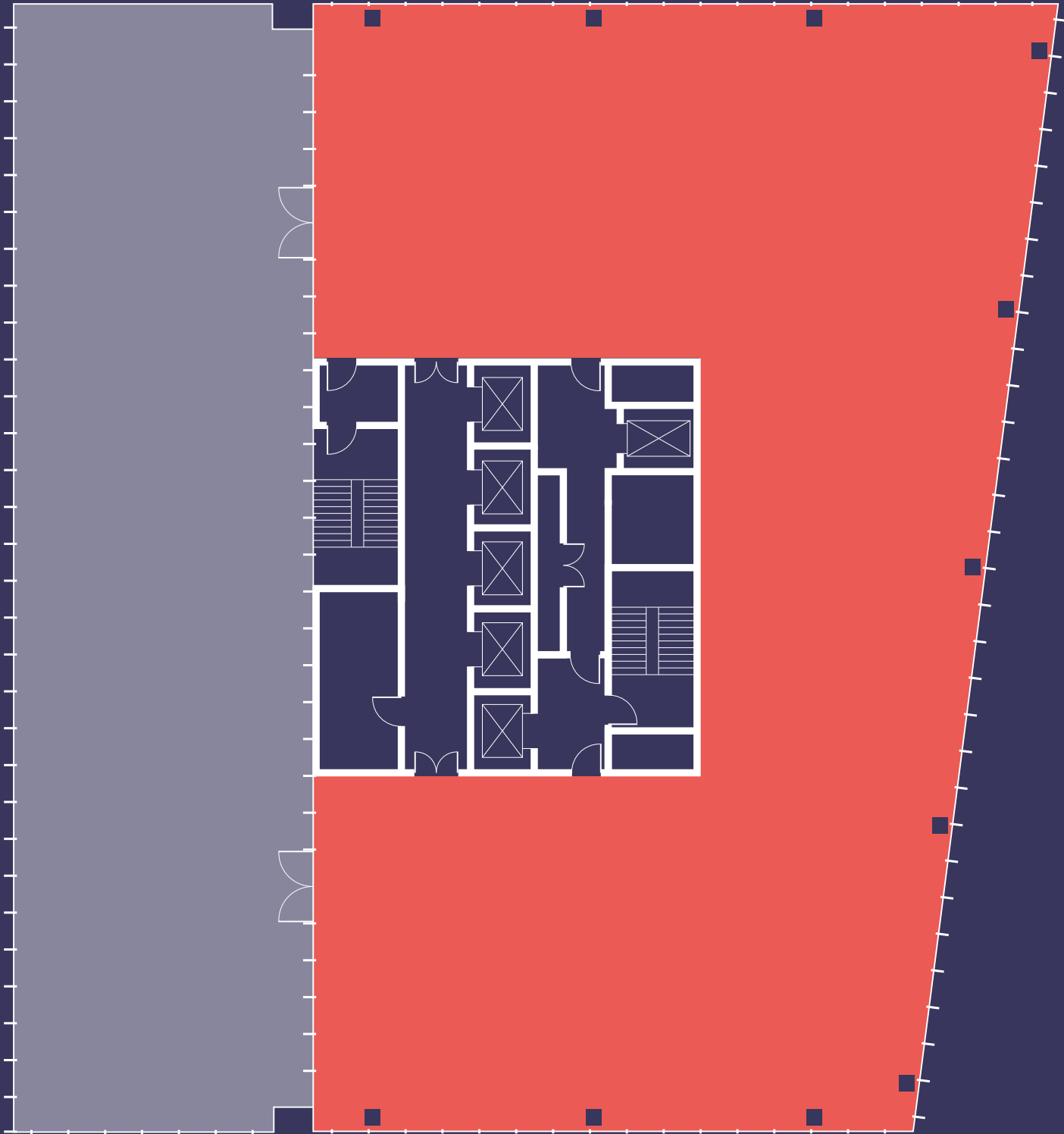
LEVEL 11-19

OFFICE 1,467 SQ M / 15,791 SQ FT



LEVEL 20

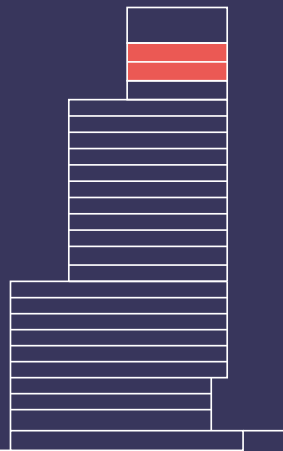
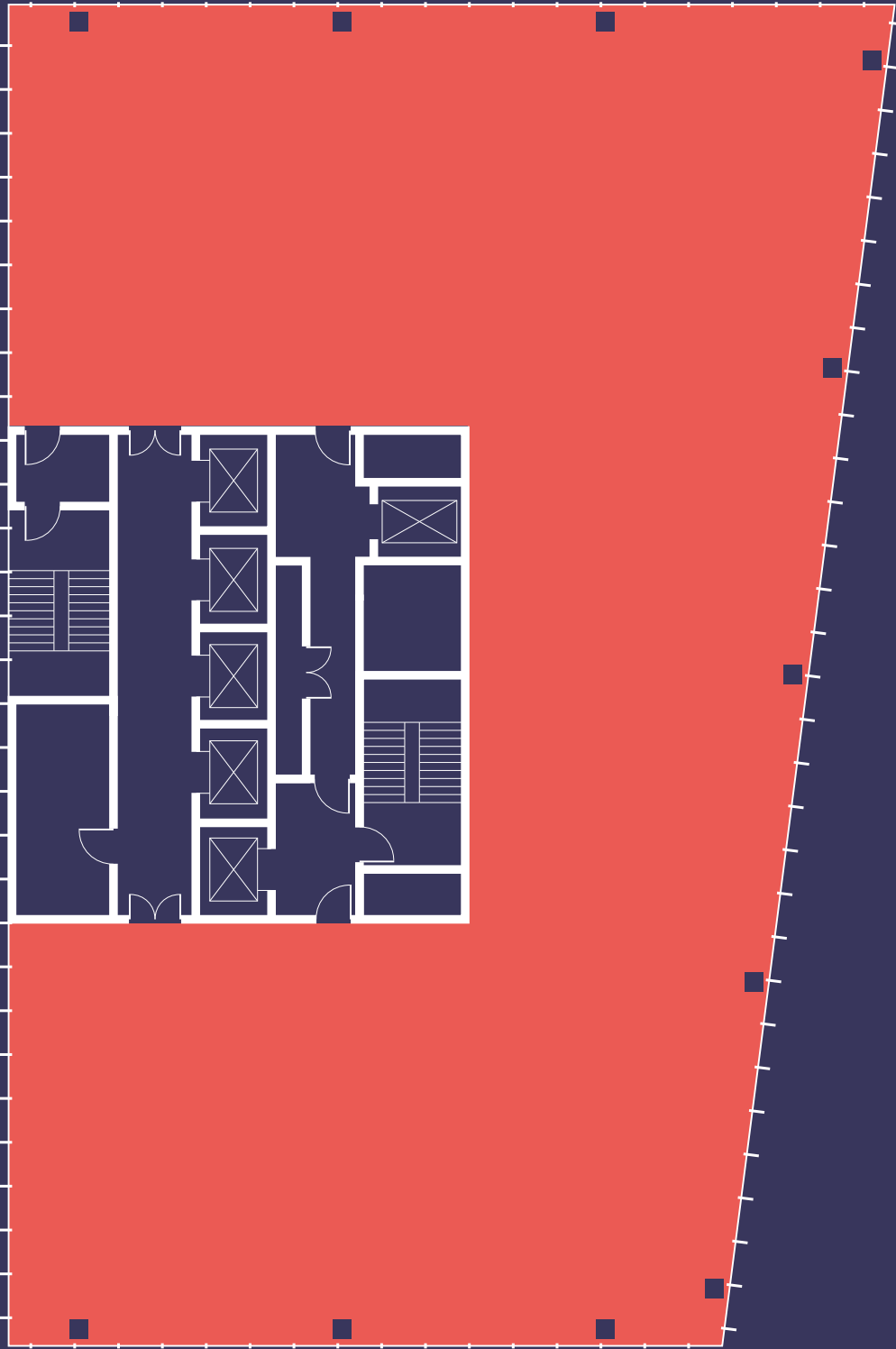
AMENITY 1,033 SQ M / 11,119 SQ FT



INDICATIVE: PLANS NOT TO SCALE AND FLOORPLAN DESIGN FOR ILLUSTRATIVE PURPOSES ONLY.

LEVEL 21-22

OFFICE 1,033 SQ M / 11,119 SQ FT





INDICATIVE: TYPICAL FLOOR.

STATION HILL

A top worth visiting.



20th floor communal rooftop terrace



20th floor rooftop lounge



9th floor private terrace

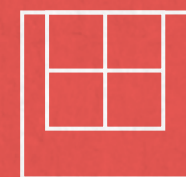


Direct access to two acres of new curated public realm

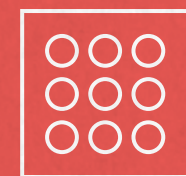


Part of the new Station Hill community

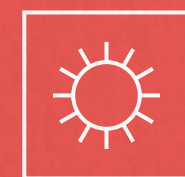
Atypical typical floors.



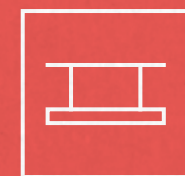
Occupancy level: 1:8 sq m



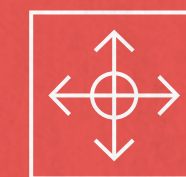
Planning grid: 1.5m x 1.5m



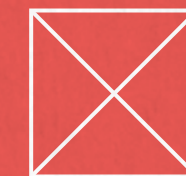
Floor to ceiling glazing



Floor void: 150mm



Up to 21,000 sq ft floor plates

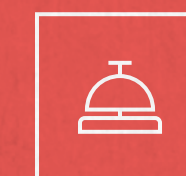


Floors divisible up to 4 parts

Giving you more headspace

Floor to soffit: 3.62m

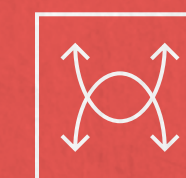
Welcome.



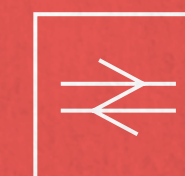
Concierge services



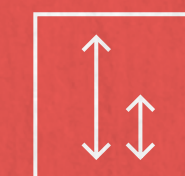
Meeting rooms



Co-working spaces



Directly opposite Reading Station



Double height reception






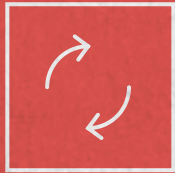


Integrated café



INDICATIVE: FLOOR FITOUT (GENSLER PROJECT: BRITISH LAND).

STATION HILL

Sustainable excellence.

-  BREEAM target: 'Outstanding'
-  EPC target: 'A'
-  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

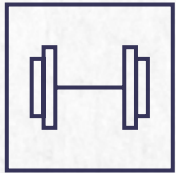






BREEAM®

★★★★★

-  Smart building technology ready
-  Provision for future heat network integration



Well cared for.

-  Health studio and fitness facilities
-  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
-  ESG+R ready



AirRated™





A DEVELOPMENT BY

Lincoln



FURTHER INFORMATION

hatch



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Gensler

MASTERPLAN/PODIUM ARCHITECT



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Designed by **Siren**. S013902. sirendesign.co.uk

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