







# **GREYFRIARS**

Reading, RG1 1NU

**A NEW ENERGY EFFICIENT HEADQUARTERS OFFICE BUILDING OF 41,381 SQ FT IN THE HEART OF READING TOWN CENTRE, TWO MINUTES WALK FROM READING RAILWAY STATION.**

**INCORPORATING A HIGHLY SUSTAINABLE DESIGN, 9 GREYFRIARS IS THE FIRST OFFICE BUILDING IN THE SOUTH EAST TO ACHIEVE A BREEAM 'OUTSTANDING' AND EPC A, OFFERING AN EXCEPTIONAL, CONTEMPORARY ENVIRONMENT AND LOW OPERATIONAL COSTS.**



TO R  
Grade A  
41,381

Campbell  
Gordon  
0118 959 7555

9GREYFRIARS.COM





ENT  
space  
sq ft

STRUTT  
& PARKER  
020 7629 7282

Associated development by  
**McKay**  
Securities PLC  
mckaysecuritiesplc.co.uk

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# Simply Outstanding

9 Greyfriars is the first building in the South East to achieve BREEAM 'Outstanding' and an EPC A, providing occupiers with excellent energy efficiency and low carbon credentials.

This highly sustainable building not only has lower operating costs, but has also been carefully designed to incorporate features that enhance occupier health, wellbeing and productivity.



# Highly Efficient

A high quality, contemporary office space for today's modern business occupier.

Office occupiers will pay significantly less than a typical office for their energy consumption. Energy costs are estimated to be £0.70 per sq ft per annum, this is compared to a good practice UK office of £3.00 per sq ft and a typical UK office of £4.69 per sq ft.

(Benchmarks have been taken from CIBSE Guide F)

'Almost all UK office workers view natural light and access to outdoor space as key factors in their wellbeing.'

(British Council for Offices Wellbeing at Work Study)

Energy Cost  
Per Annum



Good Practice  
UK Office

Typical  
UK Office

£200,000

£4.69  
per sq ft p.a

£150,000

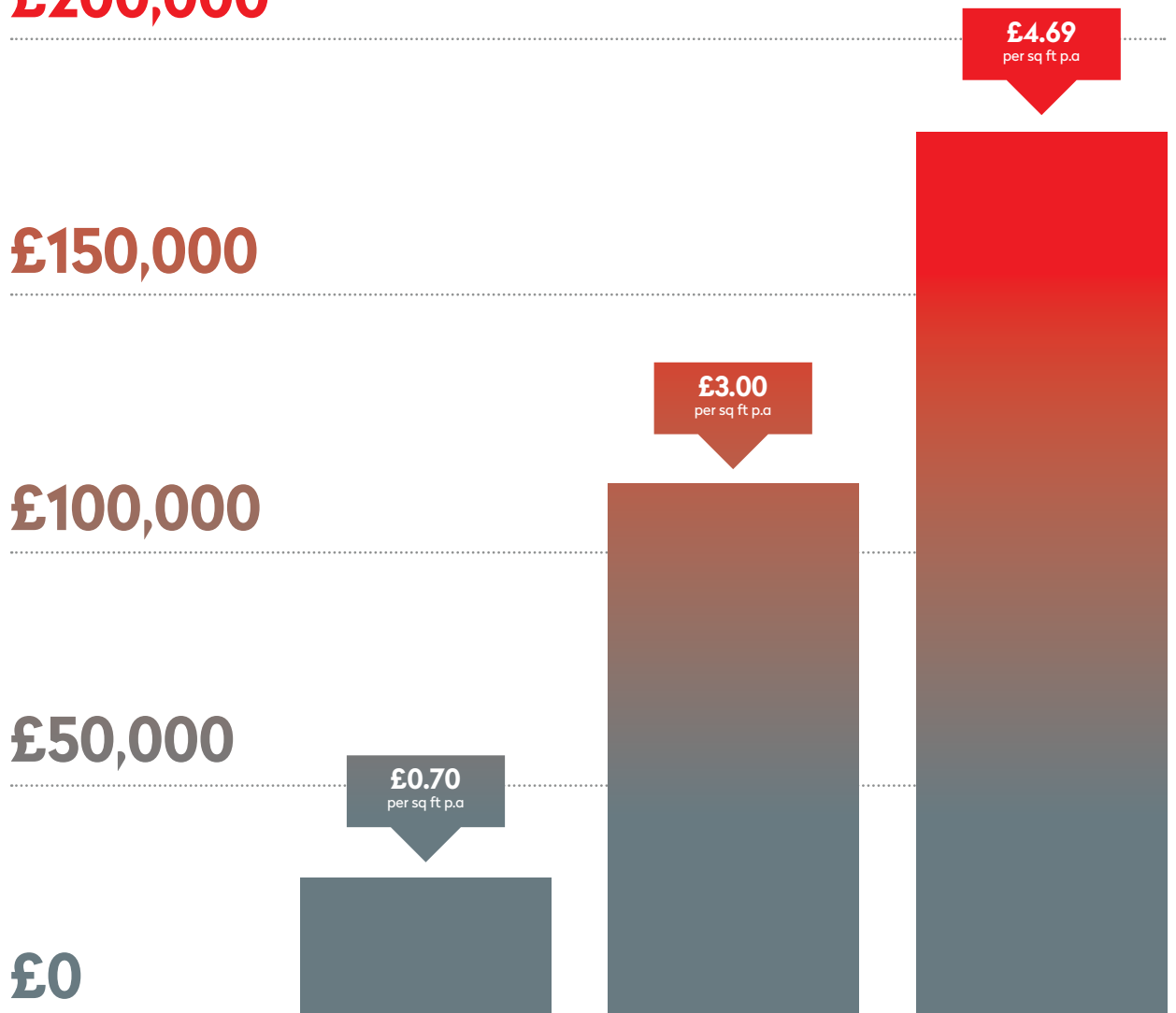
£3.00  
per sq ft p.a

£100,000

£50,000

£0.70  
per sq ft p.a

£0







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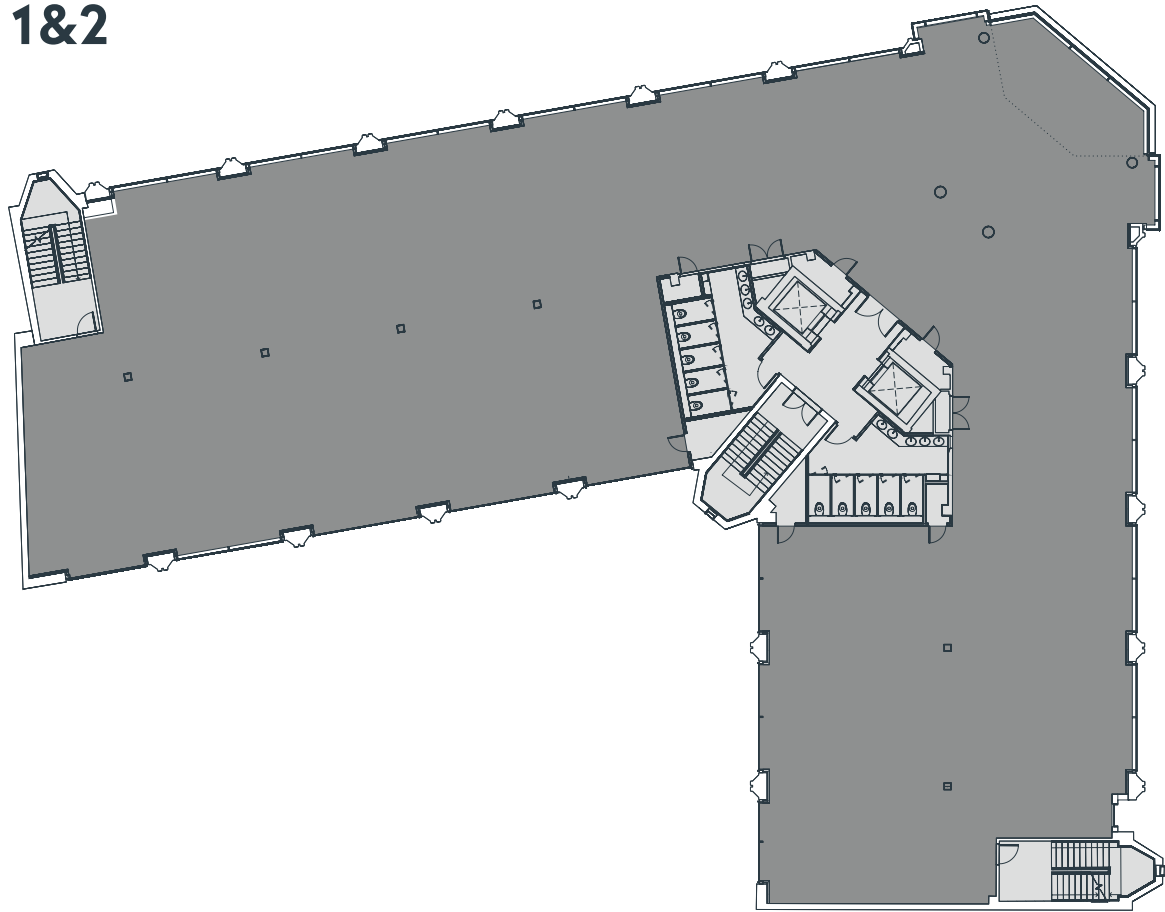
# Schedule of Areas

Floor	sq m	sq ft
Roof Terrace	143	1,542
3	808	8,694
2	971	10,452
1	945	10,175
G	852	9,172
Reception	125	1,346
<b>Total</b>	<b>3,844</b>	<b>41,381</b>

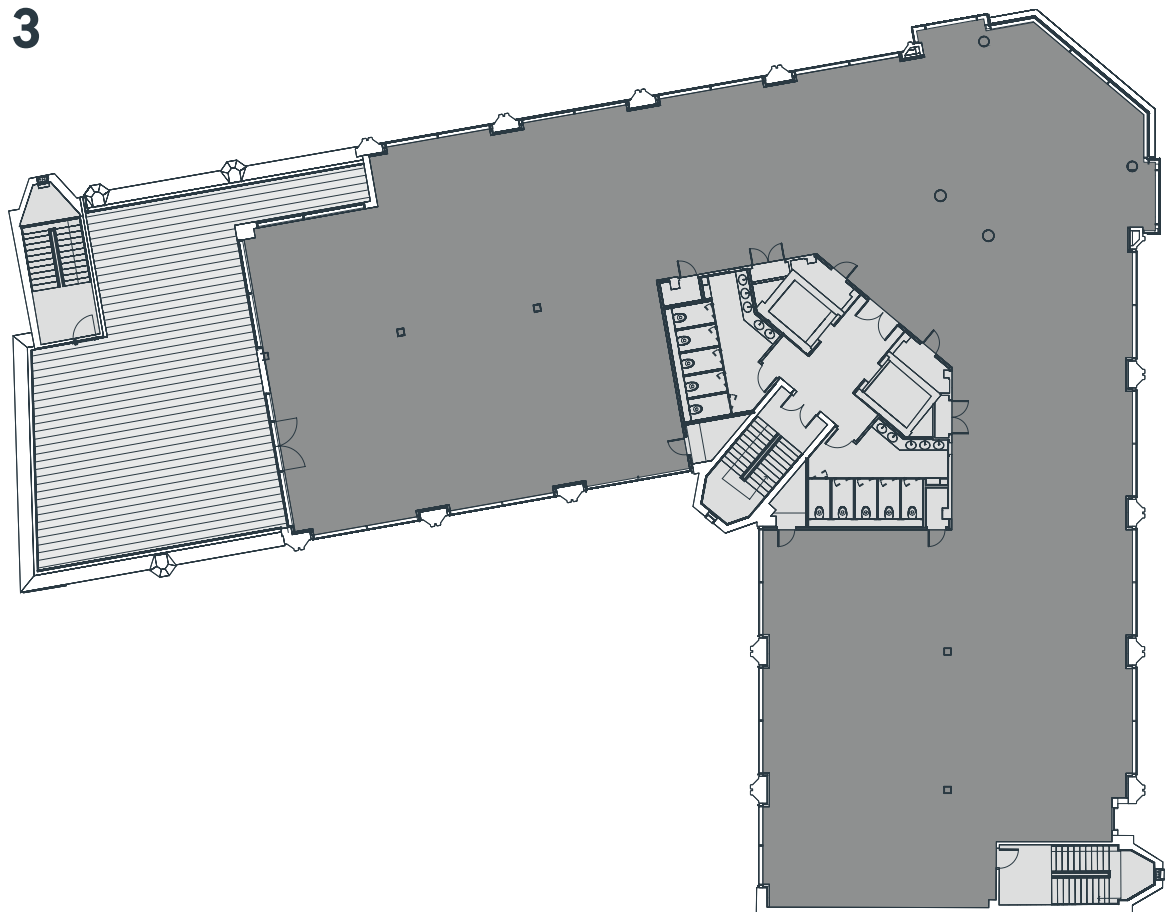
IMPS3 Measurements



1&2



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# **Full Grade A Specification**

- **BREEAM 'Outstanding'**
- **EPC rating A**
- **New glazed façade**
- **VRV air conditioning**
- **2 x 10 person passenger lifts**
- **Metal tile suspended ceiling**
- **Highly efficient LED lighting with sensor controls**
- **2.7m floor to ceiling height**
- **Raised access floor with 150mm void**
- **1:8 sq m occupational density**
- **Landscaped roof terrace**
- **Male & female WCs on all floors**
- **Equality act compliant**
- **Shower and locker facilities**
- **19 car parking spaces**
- **Secure storage for 22 bicycles**















# Travel Information

Ideally situated being just a 2-minute walk from Reading railway station, which has recently undergone an £850m redevelopment.

The station provides direct access to London Paddington in 25 minutes with trains every 4 minutes at peak times. There are also regular direct services to Birmingham, Bristol and Cardiff.

From 2019, the Elizabeth Line will provide direct access to over 40 stations and will significantly improve access into London's West End, City and Docklands. In addition, when completed the Western Rail Link to Heathrow will provide direct rail access to the Heathrow airport terminals in just 28 minutes.

## Elizabeth Line



## National Rail

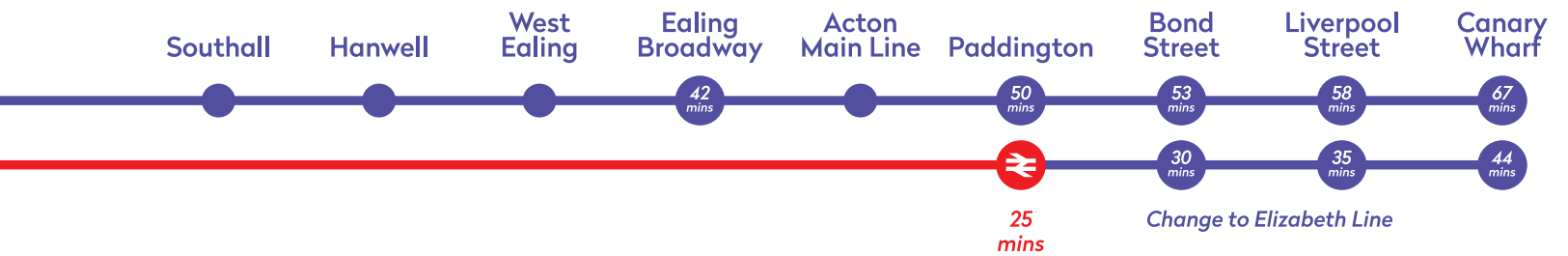
### Rail

Paddington **25 mins**  
Bristol Temple Meads **74 mins**  
Gatwick Airport **76 mins**  
Birmingham **97 mins**  
Oxford **23 mins**

### Road

Heathrow Airport **34 mins**  
Gatwick Airport **65 mins**  
London **48 mins**  
M25 (J15) **27 mins**  
M4 (J11) **8 mins**  
M4 (J10) **10 mins**





# Occupiers and Amenities

Reading is considered the commercial capital of the Thames Valley and is home to many leading companies from a diverse range of business sectors including a high concentration of FTSE 100 companies and 13 of the world's top 30 brands.

## Occupiers

3	①
Mott Macdonald	②
Covea Insurance	③
Thames Water	④
Capita	⑤
AXA	⑥
Xafinity	⑦
Samsung	
Babcock	
NHS Professionals	⑧
Barclays	⑨
HSBC	
E&Y	
Shoosmiths	
PwC	⑩
Hibu	
SSE	⑪
Deloitte	⑫
RBS	⑬
Visa	⑭
McKay Securities PLC	⑮

## Retail

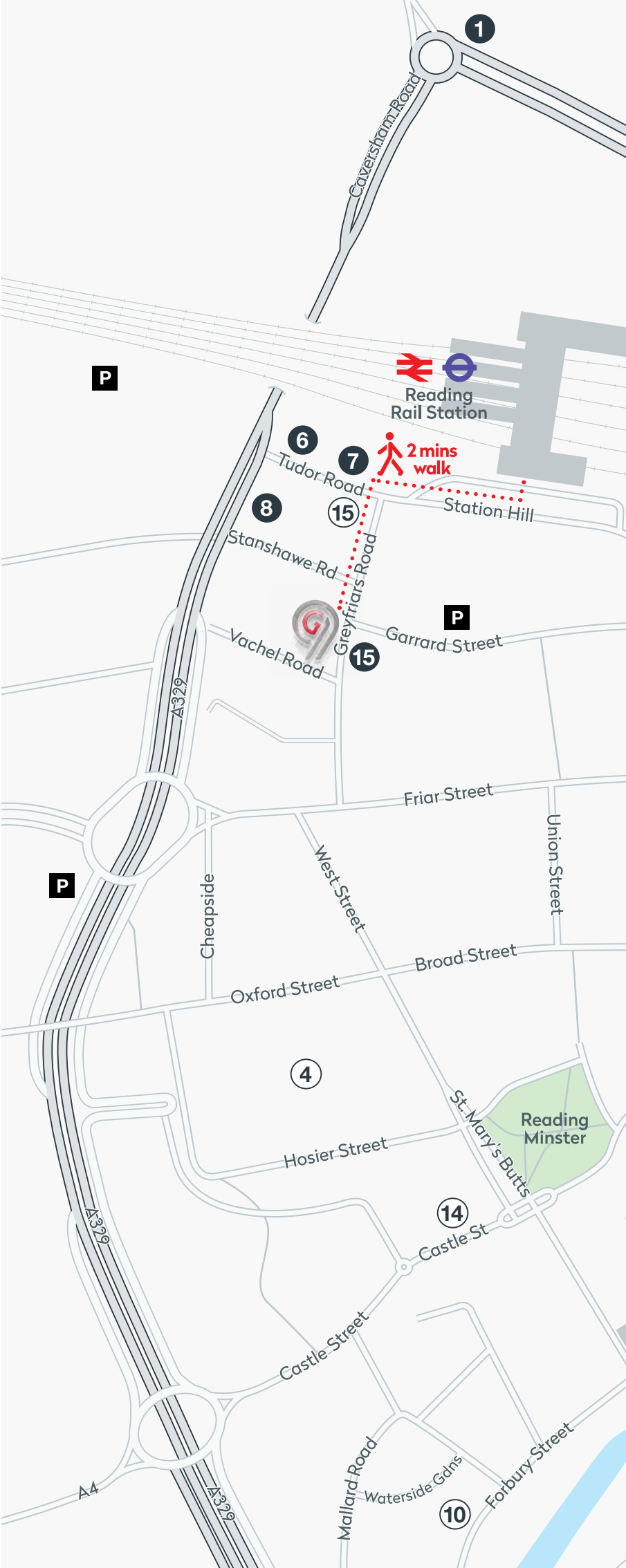
John Lewis	①
The Oracle (shopping centre)	②
House of Fraser	③
Broad Street Mall (shopping centre)	④

## Leisure

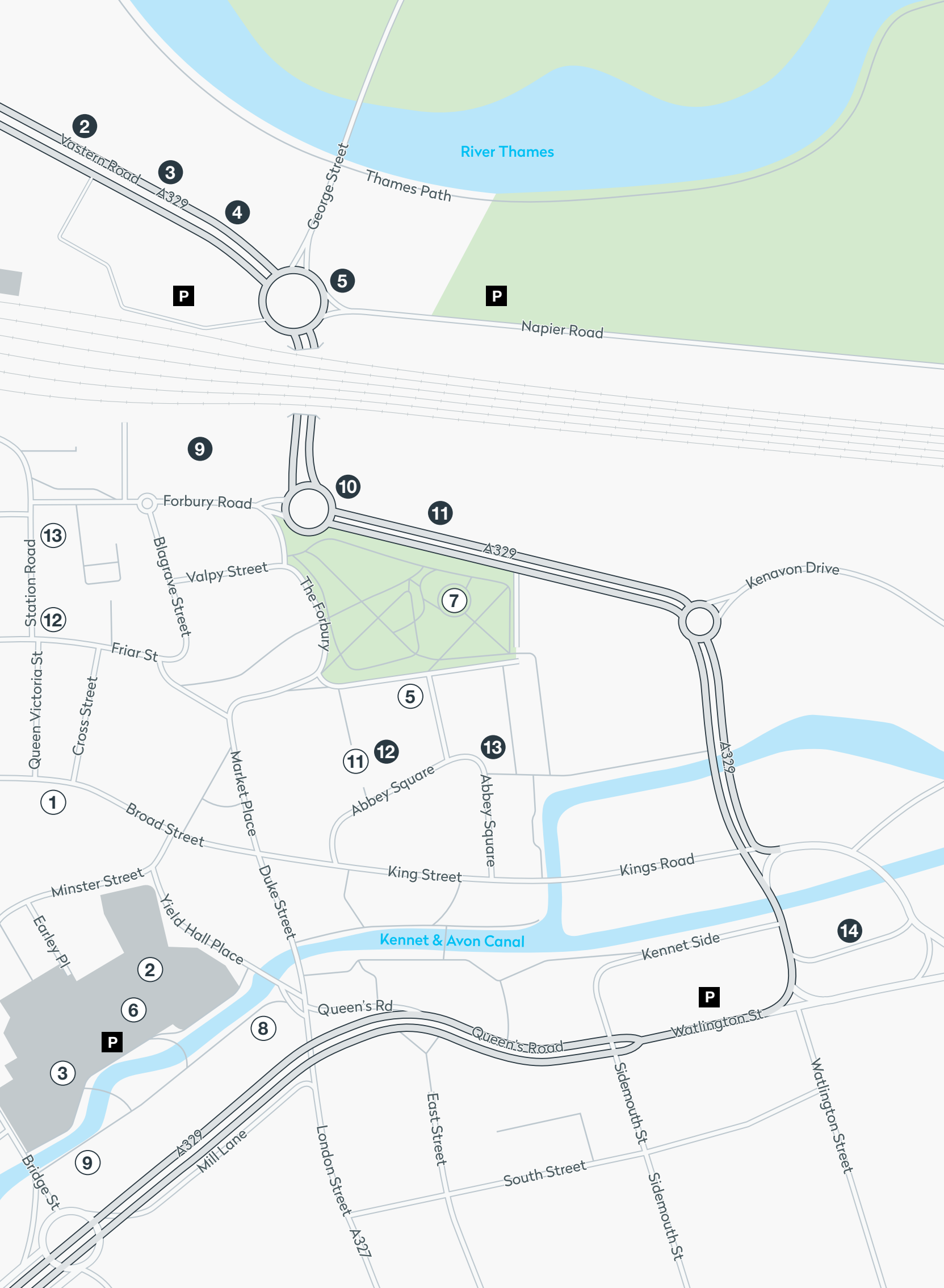
Forbury Hotel	⑤
Vue Cinema	⑥
Forbury Gardens	⑦

## Bars / Restaurants / Café

Côte Brasserie	⑧
Strada	⑨
Loch Fyne	⑩
Carluccio's	⑪
Pitcher & Piano	⑫
Malmasion	⑬
Sweeney & Todd Pie Shop	⑭
The Greyfriar	⑮























# McKay Securities

McKay Securities PLC is a commercial property investment company with Real Estate Investment Trust (REIT) status.

The company has established a long track record of developing and refurbishing high quality, contemporary office and industrial properties in South East England and London.

Completed schemes are retained and managed from McKay's head office in Reading.

- 1 Prospero, Redhill**
- 2 66 Wilson Street, EC2**
- 3/4 203 Blackfriars Road, SE1**
- 5/6 329 Bracknell**
- 7 30 Lombard Street, EC3  
(under construction)**
- 8 Pegasus Place, Crawley**



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Reading  
RG1 1NU



Development by



[mckaysecurities.plc.uk](http://mckaysecurities.plc.uk)

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