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.
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.
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)
# Schedule of Areas

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

IMPS3 Measurements
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
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 🌟**

- Reading 5 mins
- Twyford 12 mins
- Maidenhead 27 mins
- Taplow 33 mins
- Burnham
- Slough
- Langley
- Iver
- West Drayton
- Hayes & Harlington

**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

**Travel Information**
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
Mott Macdonald
Covea Insurance
Thames Water
Capita
AXA
Xafinity
Samsung
Babcock
NHS Professionals
Barclays
HSBC
E&Y
Shoosmiths
PwC
Hibu
SSE
Deloitte
RBS
Visa
McKay Securities PLC

Retail

John Lewis
The Oracle (shopping centre)
House of Fraser
Broad Street Mall (shopping centre)

Leisure

Forbury Hotel
Vue Cinema
Forbury Gardens

Bars / Restaurants / Café

Côte Brasserie
Strada
Loch Fyne
Carluccio’s
Pitcher & Piano
Malmasion
Sweeney & Todd Pie Shop
The Greyfriar
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
DISCLAIMER: The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor areas, tenancy details etc and whether the premises are fit for purpose before entering into a contract. All prices and rents are exclusive of VAT and the property is offered subject to contract. December 2016.