



CORPORATE SUITES



COWORKING



MEETING ROOMS



EVENT SPACE

Open early 2025

The Quad

ONE Station Hill

SUPER-PRIME CORPORATE WORKSPACE AT STATION HILL, READING

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STATION HILL

Station Hill is a transformational development for Reading and the Thames Valley, a new centre of activity creating a connected live-work-play experience.

Located directly opposite Reading station, the grand reception entrance at ONE Station Hill boasts a spacious design, welcoming guests with its soaring ceilings and wide, open layout.

A striking feature of the space is the live green wall, a lush vertical garden that stretches across one side creating a calming atmosphere.

Combined with ample natural light and sleek modern finishes, the entrance exudes an inviting, yet sophisticated ambience, setting the perfect tone for the rest of the interior space.





Quinn

The Quad at ONE Station Hill is a 5★ workspace retreat in a brand new and iconic building.

The Quad offers premium workspace across key business hubs.
Oxford | Cambridge | Reading

The image shows a modern, open-plan lounge area. In the foreground, there are several tables: a long dark wood table with red upholstered chairs, and a round white marble table with grey upholstered chairs. In the background, a bar area with a white countertop and dark wood cabinetry is visible. The ceiling features exposed ductwork and various pendant lights, including large white perforated spheres and smaller black and white fixtures. Large windows on the right side offer a view of a brick building with white window frames. The overall atmosphere is bright and contemporary.

Set over two storeys of the 15-storey ONE Station Hill building, The Quad features luxury amenities throughout.

With an opulent members' lounge on the lower floor, alongside large and small meeting and event spaces, breakout spaces, wellness rooms and phone booths throughout, The Quad is designed to inspire you and your team.

spaces to work and connect



Concierge service with mail handling and Amazon lockers



Membership lounge



Print hubs on each floor



Kitchens with complimentary hot and cold drinks, fresh fruit and snacks



High-speed internet



Boardrooms and meeting rooms with the latest AV technology



Access to the gym with complimentary yoga classes



Luxury breakout spaces



Digital access control with app



Bike parking



Shower and changing facilities with lockers



Complimentary business networking events



Wellness rooms



Phone booths



Access to event space – with discount



Exclusive access to the Cloud One lounge at ONE Station Hill, with access to roof terrace bookable for meetings and events

corporate suites

Large office suite on second floor with private breakout space and kitchen, specifically designed for corporate businesses looking for regional office space or to downsize.

'PLATINUM' IT INFRASTRUCTURE

ONE Station Hill is certified with Platinum status in WiredScore Certification. Platinum is the greatest accolade given to buildings that meet the highest standards for wired infrastructure, wireless network and durability.

CONNECTIVITY & RELIABILITY

- High level of consistent bandwidth, with a back up circuit eliminating the redundancy of data.
- Access to the best wireless network equipment and connection across Ruckus WAP.
- Access to the ONE Station Hill IT support team providing 24/7 monitoring to provide best user experience.

AV TECHNOLOGY

Our meeting rooms all provide cutting-edge AV Technology, including 100" LED Displays, laser projection, QSC Zoom camera and touchpad with wireless microphones and a speaker.

DIGITAL ACCESS APP

At The Quad you'll have access to a digital app providing you with:

- Remote access.
- The ability to book meeting space, event space or coworking space.
- Notifications for business and community events at The Quad.

WiredScore

technology

ESG at the heart



SUSTAINABILITY

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

Smart building technology ready

Provision for future heat network integration



AIR MOVEMENT PERFORMANCE

Offices and reception areas:
up to 12 litres per second per person

WCs, showers and changing:
10 air changes per hour



LIFTS

Eight 26-person destination-controlled lifts

One goods lift

One accessible platform lift



ACCESS

DDA compliant: disabled access across entire building and facilities



TARGETED CERTIFICATIONS

BREEAM®
★★★★★

BREEAM UK 2018 New Construction Commercial: 'Office shell excellent' + 'Tenant fit-out outstanding' = BREEAM outstanding

EPC rating 'A'

WiredScore

Wired Score 'Platinum'

The best connection – this score certifies digital connectivity and smart technologies to help improve connectivity and user experience in the building



Cycling Score 'Platinum'

The best facilities – this score rates the building for cycling friendliness across quality of facilities, infrastructure and readiness



Well Score 'Platinum'

The best wellbeing environment – this score is the highest achievement from building industry professionals for a score that measures and monitors features impacting health and wellbeing, through air, water, light, fitness, comfort and mind

AirRated™

AirRated Score 'Platinum'

The highest quality of workspace – this score reflects the overall quality of the indoor environment, providing occupants with a clear understanding of the air quality in their spaces

COMPLIMENTARY AND EXCLUSIVE GYM ACCESS WITH YOGA & FITNESS CLASSES

You and your employees will have complimentary access to ONE Station Hill's boutique gym. The gym will feature weights, cardio machines and strength areas. Complimentary yoga classes are offered weekly on the rooftop on level 15. Private training can be arranged with qualified gym staff for a fee. All of the above is offered exclusively to ONE Station Hill tenants only.

WELLNESS ROOMS

The Quad at ONE Station Hill boasts wellness rooms for your employees' physical and mental well-being. They could be used to relax, to breastfeed, to meditate and to pray.

CYCLE TO WORK







The cycling room within the building offers storage for 190+ bikes, providing your employees with an excellent way to get to work, improving the environment and their mental and physical health, as well as saving them money.

VIBRANT TOWN SQUARE WITH POCKET PARK

ONE Station Hill features a brand new town square exquisitely designed with fountains and green space. It's the perfect place to take some time away from the office, meet people, or enjoy the series of annual local events Reading has to offer.





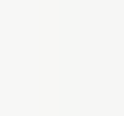
wellness at The Quad

1st floor

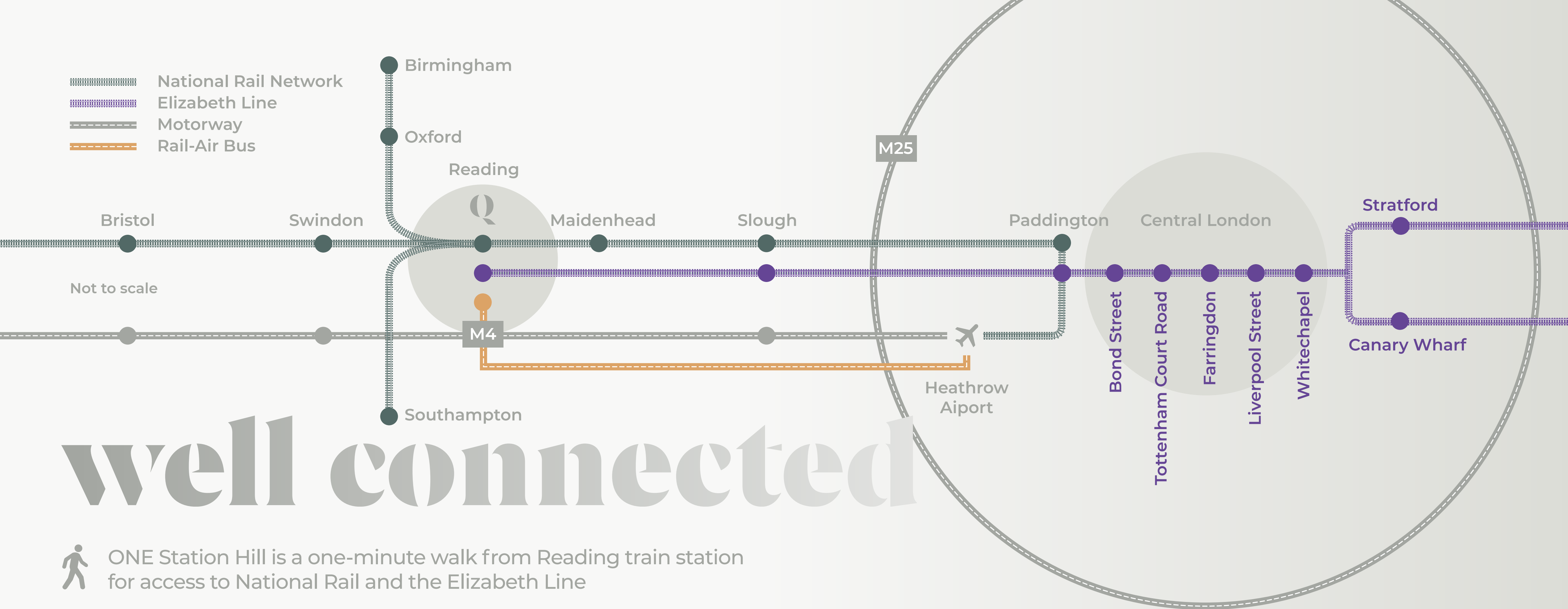
-  Eight meeting rooms with the latest AV technology
-  Breakout spaces
-  Membership lounge with kitchen
-  Wellness rooms
-  Phone booths
-  Printing hubs



2nd floor




-  Corporate office suites with private kitchen and breakout spaces
-  Communal breakout spaces
-  Wellness rooms
-  Phone booths
-  Printing hubs





well connected

 ONE Station Hill is a one-minute walk from Reading train station for access to National Rail and the Elizabeth Line

 Maidenhead – 12 minutes
 Slough – 20 minutes
 Paddington – 23 minutes

 Plus National Rail links to Basingstoke, Bath, Birmingham, Bristol, Oxford, Southampton

 Rail, road and bus links to Heathrow, Gatwick and Birmingham International airports

 Fast access to M4 and wider motorway network

The Quad at ONE Station Hill is conveniently located directly opposite Reading train station alongside a large array of artisanal coffee shops, hotels, bars, restaurants, shopping facilities and attractions as well as Station Hill's new residential development, Ebb&Flow. Reading is a vibrant location to meet and work, with plenty of space for walking and relaxing as well as having a lively arts, heritage and culture scene.

on the doorstep

- RESIDENTIAL APARTMENTS**
- 1 Ebb&Flow
- COFFEE SHOPS**
- 2 The Atrium
- 3 Shed
- 4 Blacksheep Coffee
- HOTELS**
- 5 Novotel
- 6 Malmaison
- 7 The Roseate Building
- BARS**
- 8 Siren Craft Brew
- 9 Milk Bar
- 10 The Three Guineas
- 11 Oakford Social Club
- 12 Belgrave Arms
- 13 Vino Vita Wine Bar
- RESTAURANTS**
- 14 Buenasado Argentine Steakhouse
- 15 Osaka
- 16 Côte Brasserie
- 17 London Street Brasserie
- 18 Carluccios
- 19 The Reading Room
- RETAIL & LEISURE**
- 20 Broad Street Mall
- 21 John Lewis
- 22 Marks & Spencer
- 23 The Oracle
- 24 Vue Cinema
- ENTERTAINMENT**
- 25 Hexagon Theatre
- 26 Just the Tonic Comedy
- 27 Sub89 Music Venue
- 28 Reading Town Hall
- 29 Reading Museum
- 30 South Street Art Centre
- GREEN SPACES**
- 31 Thames Promenade
- 32 Forbury Gardens
- ATTRACTIONS**
- 33 Thames Lido
- 34 Abbey Ruins
- 35 Museum of English Rural Life



Reading

As one of the fastest-growing urban economies in the UK, bolstered by the strong impact of the Elizabeth line and the rapid link this provides London, Reading stands as a pivotal destination for ambitious businesses.

Sitting at the heart of the Thames Valley, with easy access to motorways, airports and Central London it is clear to see why Reading is the place blue-chip businesses host their HQs.

Local occupiers include



established business destination

Reading is the UK's
fastest
growing city
economy

(EY UK and Regions
Economic Forecast)

Reading has the
highest
digital tech revenue
in the UK outside
of London

(Tech Nation)

UoR
ranked No.1 for
sustainability

The Times and The Sunday Times
Good University Guide 2025

UoR
recognised as world
leading centre
of research

Reading is the UK's
No.1
tech cluster

(Living Reading)

4.4m
people of working
age within 60 mins
of Reading by
public transport

(CACI)

2nd
most business friendly
city in Europe

(FDI Awards)

Top 10
most attractive
European locations for
foreign investment

(FDI Awards)

2nd
highest ranked city in
the UK for economic
success and wellbeing

(PWC Good Growth Index)

Reading is home to
13
of the world's
top 30 brands

Henley Business School

Get in touch today

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HEAD OF CORPORATE SALES FOR NEWFLEX

The Quad is part of the NewFlex family of workspace brands

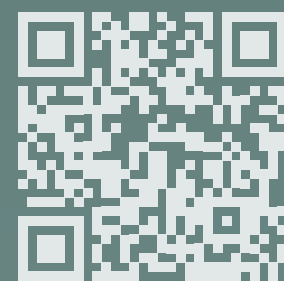
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🌐 quadworkspace.co.uk/reading

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For more information on ONE Station Hill
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