

QUEEN VICTORIA STREET

READING









19K
STUDENT POPULATION

400/0
OF THE POPULATION
IS UNDER 30

OVER
675,000 SQ FT
OF NEW OFFICE SPACE
DELIVERED BY 2025

QUEEN VICTORIA STREET















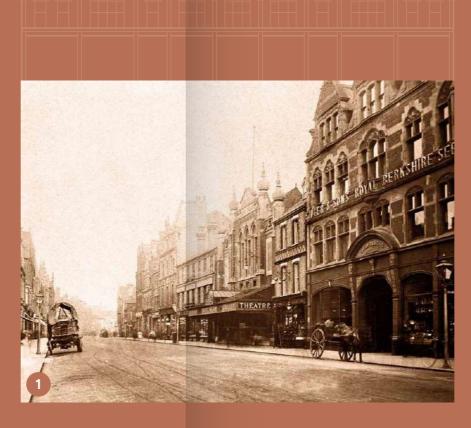
SITE HISTORY



Properties on Friar Street and Broad Street were demolished at the end of the 19th century in order to create a new shopping thoroughfare linking Broad Street with the railway station.

The new street, Queen Victoria Street, was completed in 1903. The work was one of a number of contemporary redevelopment schemes which were sponsored by local Councillor, J.C.Fidler. The street was flanked by matching 4-storey blocks with shops at ground level, constructed in yellow brick with terracotta façades and dressings.

- 1. Friar Street in the early 1900s.
- 2. Queen Victoria Street viewed from Broad Street c. 1906.
- 3. Friar Street, towards the Market Place c. 1900.
- 4. Arthur Newbery Ltd. c. 1939. 1 and 3 Queen Victoria Street.









THE REDEVELOPMENT OF QUEEN VICTORIA STREET IS DESIGNED TO REFLECT READING'S PROGRESSIVE OUTLOOK AND GROWING STATUS AS TECH HUB OF THE UK.

IT WILL CREATE A VIBRANT NEW RETAIL, LEISURE AND F&B DESTINATION BELOW A HIGH QUALITY 104 BED APART HOTEL.

LOCATION





FASTEST GROWING ECONOMY IN THE THAMES VALLEY OVER THE LAST 20 YEARS



READING'S NEW £800 MILLION STATION FACITILITATES OVER 200 TRAINS PER DAY TO CENTRAL LONDON WITH CROSSRAIL NOW OPEN



8 TIMES THE UK AVERAGE CONCENTRATION OF TECH BUSINESSES



READING HAS THE 10TH HIGHEST START UP RATE IN THE UK AND IS THE HOME TO 13 OF THE WORLD'S TOP 30 BRANDS



READING HAS 4TH HIGHEST AVERAGE WAGE, THE 6TH HIGHEST EMPLOYMENT RATE AND THE 7TH BEST QUALIFIED WORKFORCE IN THE UK.







FLOOR PLANS

UNIT 1



UNIT 1

Floor	NIA (sq ft)	NIA (sq m)
Ground	3,830	355.8
Basement	2,251	209.1
Total	6,081	564.9

^{*} Split options available

UNIT 2

Floor	NIA (sq ft)	NIA (sq m)
Ground	260	24.2
Basement	-	_
Total	260	24.2



GROUND FLOOR

FLOOR PLANS

UNIT 3 & 4



UNIT 3

Floor	NIA (sq ft)	NIA (sq m)
Ground	2,224	206.6
Basement	1,798	167.O
Total	4,021	373.6

UNIT 4

Floor	NIA (sq ft)	NIA (sq m)
Ground	2,123	197.2
Basement	974	90.5
Total	3,097	287.7



GROUND FLOOR

QUEEN VICTORIA STREET,

A LANDMARK REDEVELOPMENT CREATING AN EXCITING NEW LANDLORD RETAIL LEISURE AND F&B DESTINATION



THE SCHEME OCCUPIES A PROMINENT POSITION ON THE CORNER OF QUEEN VICTORIA STREET AND FRIAR STREET, THE PRINCIPAL THOROUGHFARE BETWEEN READING TOWN CENTRE AND READING RAILWAY STATION.



TO THE REAR THERE IS A CENTRAL COURTYARD TO WHICH ALL OF THE RETAIL UNITS CAN HAVE ACCESS TO OUTSIDE SEATING



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