

HERE⁺ + NOW⁻

THAMES VALLEY PARK
READING



HERE front exterior façade CGI

BE HERE, NOW.

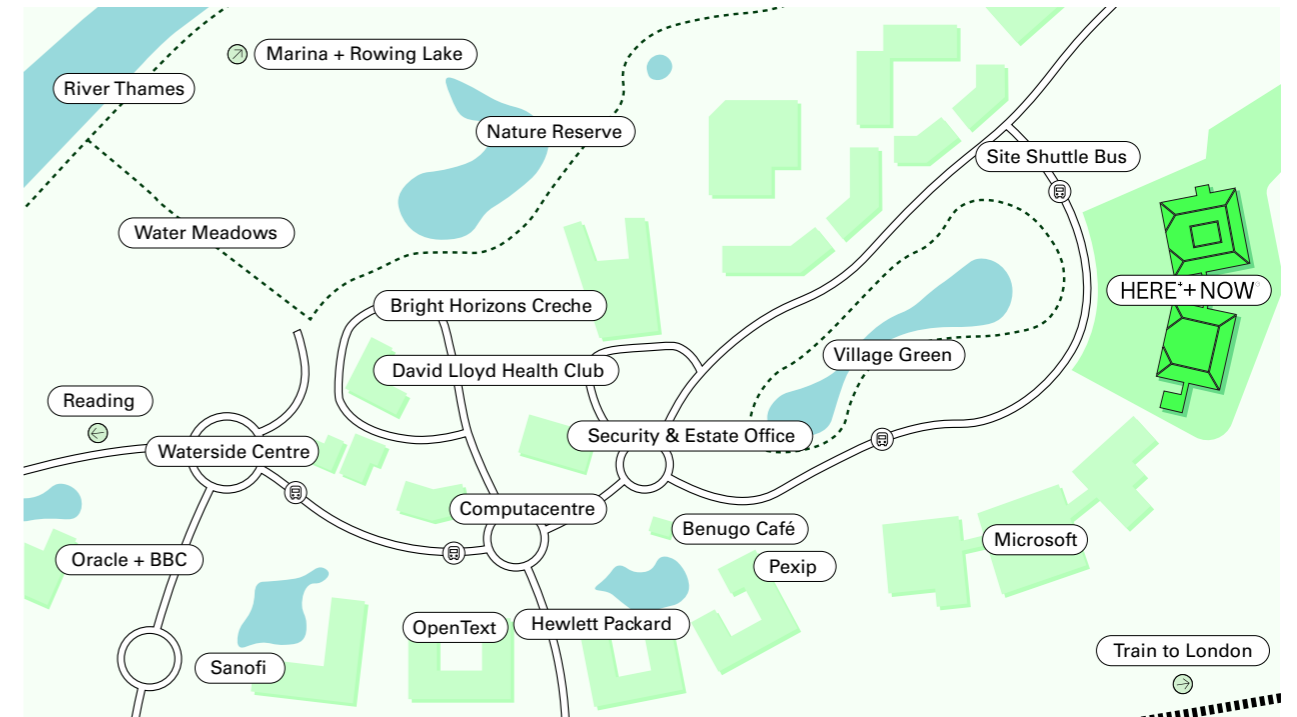
HERE + NOW is a new class of workplace environment.

A community of like-minded people, wHERE wellbeing is boosted by an abundance of amenity for exercise and relaxation. A diverse mix of work and social spaces encourage users to connect with both people and nature.

HERE + NOW SITE PLAN

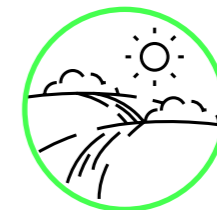


THAMES VALLEY PARK



The 22 acre business park and its surrounding 80-acre nature reserve provides a setting of tranquillity, light and open space – with a unique commitment to creating a commercial environment that connects with the environment, side by side.

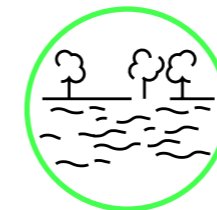
Home to global names, including Microsoft and Oracle, the park offers excellent amenities onsite including cafés, health club, nursery and rowing lake - to name a few.



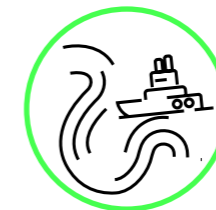
Water Meadows
A home to rare birds native insects and wildflowers.



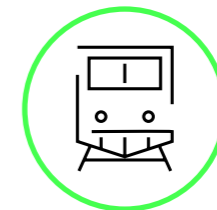
Local Occupiers
A community of the world's best business brands in tech, pharma, media and insurance.



Lakes
Neighbouring lakes are surrounded by a walking trail with riverside seating.



The Thames
A network of walking and cycle trails through the wetlands create a direct connection to the Thames Path.



Transport
Excellent rail links, a free station shuttle bus, e-charge stations and cycle facilities.



Park & Ride
A new £3.6 million park and ride service provides 277 parking spaces.

HERE WE GO!

HERE offers occupiers an outstanding opportunity to create an energetic and inspiring work environment.

Up to 71,644 sq ft of bright and contemporary workspace over lower ground, ground and three upper floors are available. With a central atrium providing additional communal breakout space, HERE features The Treehouse meeting rooms – perfect for team collaboration or meetings with clients.



[Atrium reception space CGI](#) ^



[CGI of The Treehouse meeting rooms](#) ^



The light-filled atria of HERE + NOW are designed to create a sense of arrival & wonder.

IT'S GOOD TO BE HERE.

The building will provide industry leading end of journey facilities, so occupiers can start or end the day ready for action.

HERE offers lower ground floor secure storage for 68 cycles, seven electric bikes, two hand cycles and five e-scooters with charge points. There is provision for a general maintenance area – all designed by 5 At Heart. Ample locker space and nine showers are also available – ensuring sustainable commuting is always a pleasure.

The building features treatment rooms and an onsite gym, so you can get that workout in, whenever suits you.



Secure cycle storage CGI



HERE has been awarded Cycling Score Platinum, the highest certification rating.



Cycle / scooter storage designed by 5 At Heart.



The changing area provides 132 lockers.



Locker storage and changing facilities CGI



Onsite gym CGI

NOW GET OUTSIDE.

Extensive facilities and a variety of work and social spaces encourage users to connect with both people and nature.

From conversation to meditation, café catch up to outdoor meetings, exercising to socialising – the campus amenities encourage tenant wellbeing, whilst also creating a sense of community (and of course promoting productivity).



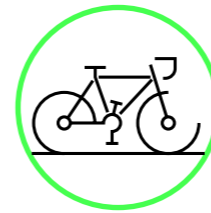
3,000 sq ft of exercise space, including outdoor gym.



HERE has its own take-away coffee bar and NOW has a lively café.



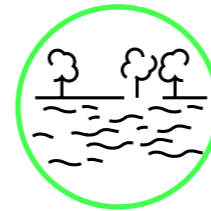
HERE coffee bar CGI



Best-in-class end of journey facilities.



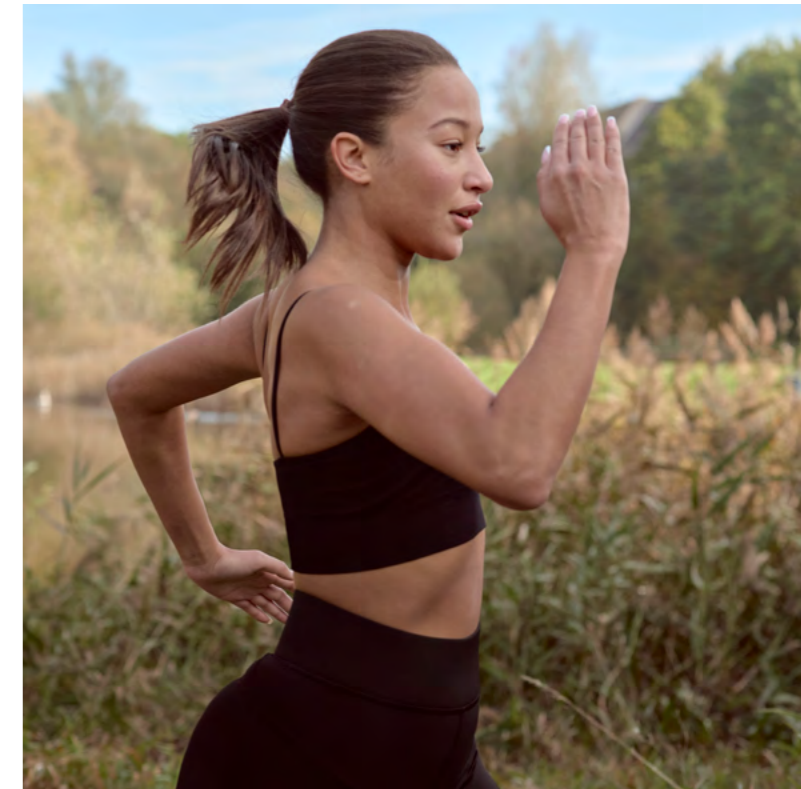
Running / walking / cycling trails in over 80 acres of wetland habitat.



Wild meadows + lakes – the perfect spaces to step away and recharge.



Fleet Room onsite – borrow our stand-up paddle boards or electric scooters.



Wetland running trails



Outdoor gym CGI



Outdoor working and meeting rooms in The Treehouse pods.



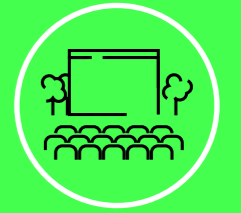
Beehives contribute to the diverse ecosystem.



Beehives ^



CGI of external workspace ^



Outdoor cinema – Designed to be a relaxed and welcoming social space.



CGI of outdoor cinema ^

MEET LOTTIE, OUR HERE + NOW LIFESTYLE MANAGER

Lottie plays a key role in delivering the ESG goals for both HERE + NOW buildings.


As part of our ongoing sustainability strategy, she collaborates with occupiers and the wider local community. Making connections with local amenity providers – bringing the convenient factor to the NOW building.

Lottie also oversees our onsite events programme including fitness classes, workshops and treatments across HERE + NOW facilities – and creates content for the HERE + NOW app – keeping it up-to-date.



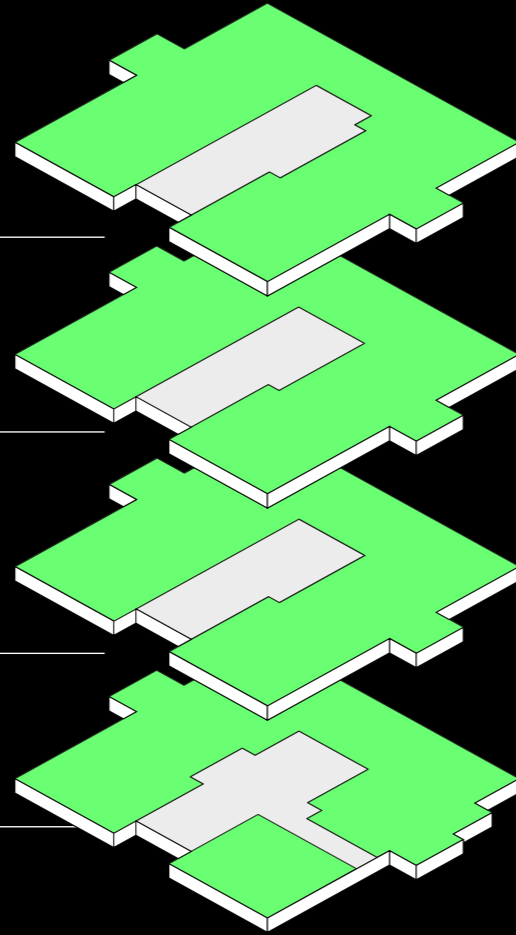


A Cat A blank canvas on the ground floor, for those who want to create their own space.

Indicative ground floor space CGI 

HERE TO STAY.

Floor	Fit-out	Sq m	Sq ft
Third	Cat A	1,579	16,997
Second	Cat A	1,703	18,331
First	Cat A	1,730	18,622
Ground	Cat A	1,329	14,308
	Cat A	315	3,386
Total		6,656	71,644



Figures approximate. Subject to final measurement.

● Office ● Atrium ● Core

Basement

Gym 4,767 sq ft / 443 sq m

- ① Cycle Store 68
- ② Lockers 132
- ③ Showers 8
- ④ Treatment rooms 3

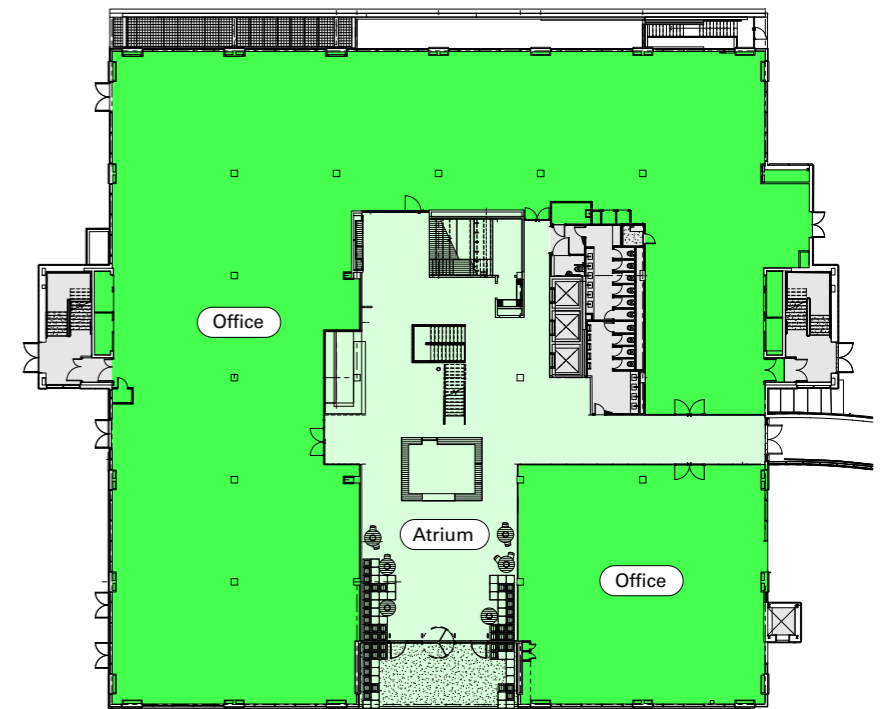


Ground Floor

17,717 sq ft / 1,646 sq m

Office 14,308 sq ft / 1,329 sq m

Office 3,386 sq ft / 315 sq m



- Office
- Atrium
- Core
- Car Park
- Cycle Store
- Gym
- Showers
- Treatment rooms

Plans not to scale. Indicative only.

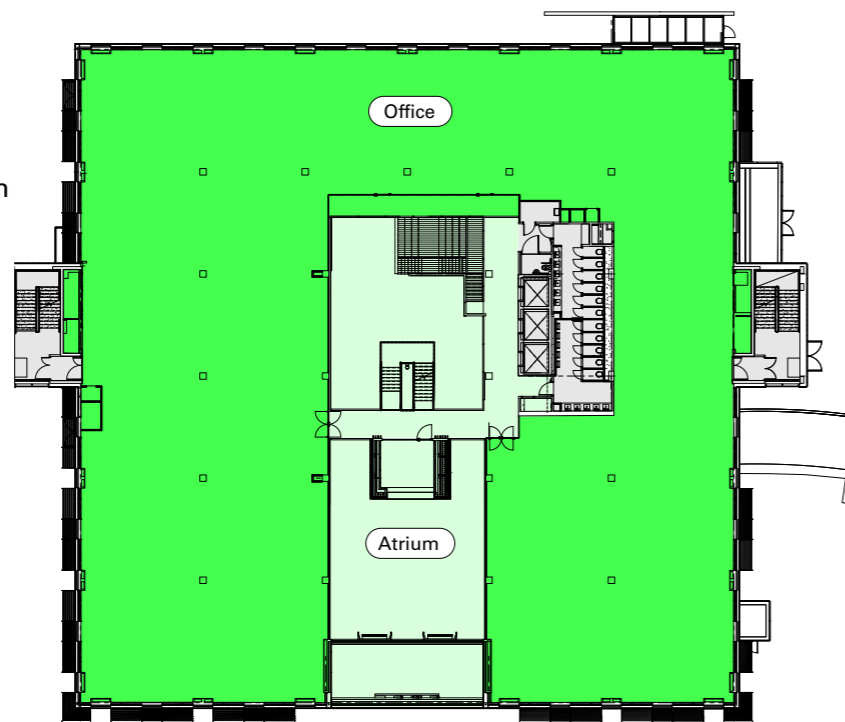


First Floor

18,622 sq ft / 1,730 sq m

Office 18,471 sq ft / 1,716 sq m

Meeting room 151 sq ft / 14 sq m

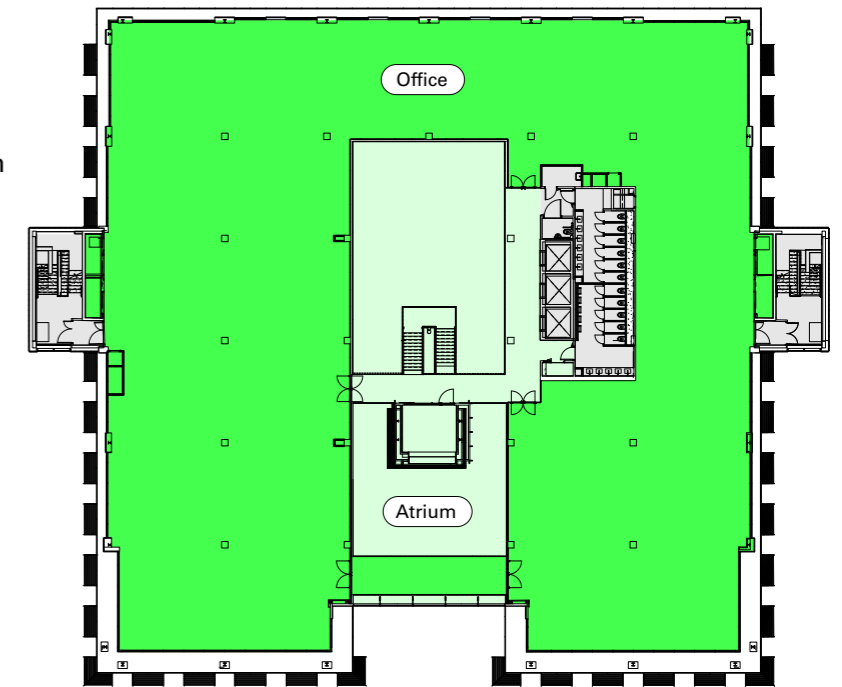


Third Floor

16,997 sq ft / 1,579 sq m

Office 16,846 sq ft / 1,565 sq m

Meeting room 151 sq ft / 14 sq m

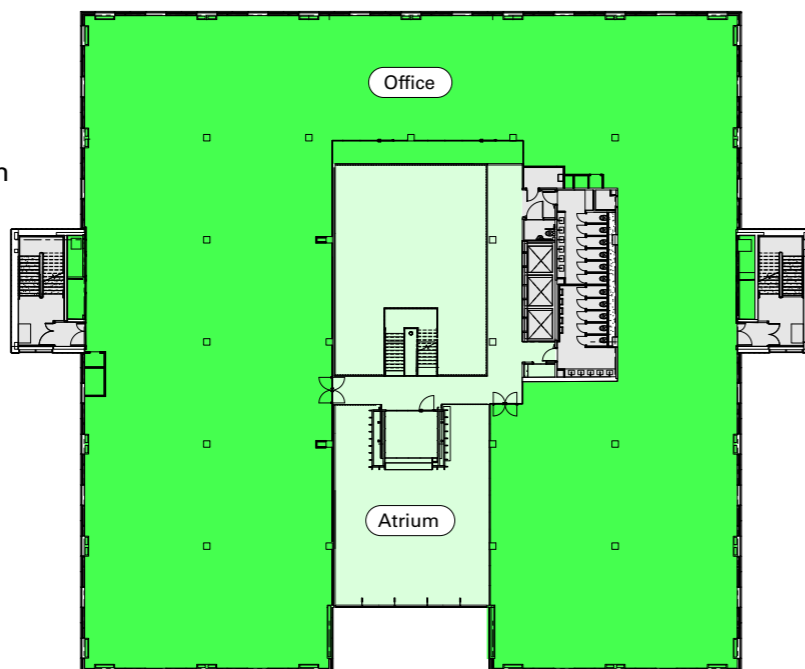


Second Floor

18,331 sq ft / 1,703 sq m

Office 18,180 sq ft / 1,689 sq m

Meeting room 151 sq ft / 14 sq m



- Office
- Atrium
- Core

Plans not to scale. Indicative only.



Indicative ground floor space CGI



The offices provide light, bright work spaces, designed to maximise productivity and wellbeing.

Indicative ground floor space CGI ^

NOW HERE THIS.

HERE offers sustainability and ESG credentials – beyond the expectations of today’s occupiers.

Sustainability consultants Element Four have ensured both buildings maximise HERE + NOW’s commitment to sustainability and wellbeing, to create pioneering workspaces.

HERE is part of the first UK scheme to achieve BREEAM Outstanding, Fitwel 3 and RESET Air certifications.



BREEAM Outstanding demonstrates best practice in building construction, whilst minimising environmental impact.



RESET® Air certification is the world’s first and only dedicated air quality monitoring standard.



10 electric charging points.



Natural planting, timber and soft furnishings will create a relaxed and welcoming social space.



Ground floor breakout space

BUILDING SPECIFICATION



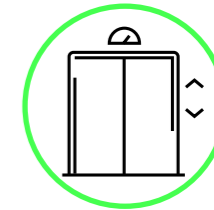
The building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network.



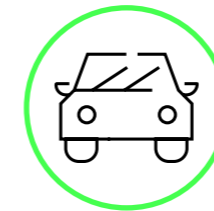
Diversified connection provided by Telkom with open protocol, dedicated connection to each floor and Wi-Fi in all common areas.



LED Linear pendant fittings with 350 LUX for screen based tasks.



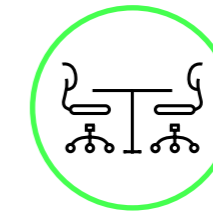
3x13 person passenger lifts designed to BCO standards.



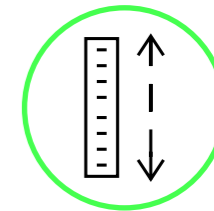
321 car parking spaces providing a ratio of 1:223.



VRF system providing fresh air at 12 L/s + 10% per person.



1:8 m² occupational density to provide occupational flexibility.



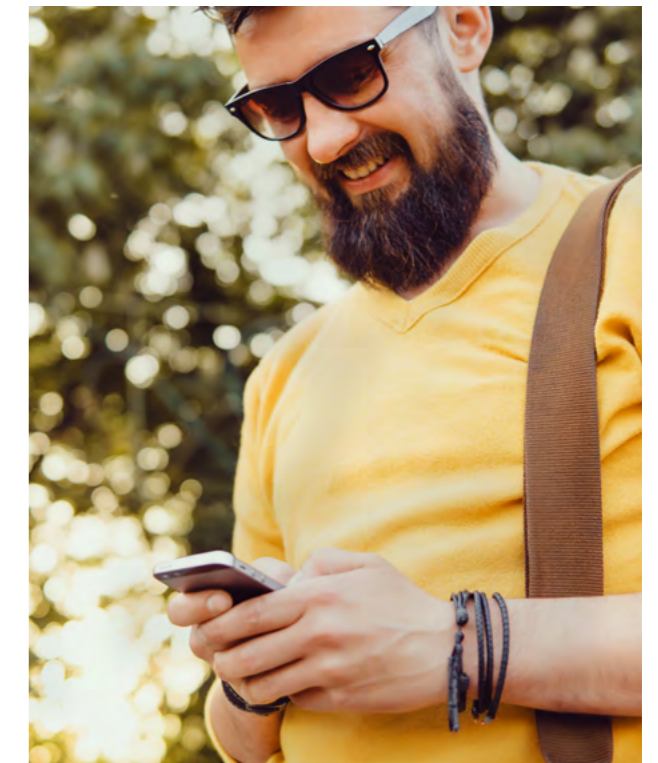
3.7m ceiling heights to provide staff with space to breathe and superb natural light.



SMART APP ENABLED

All HERE + NOW tenants benefit from the new intuitive smart app by Cureoscity.

Connecting buildings with users to provide security access and digital identification, the app also allows tenants to book amenities and meeting spaces. It also keeps the HERE + NOW community up-to-date with the latest events on campus.



RIGHT HERE, RIGHT NOW.

Beyond HERE + NOW and Thames Valley Park, Reading town centre is just a short distance away.

The town continues to be voted one of the top places to live and work in the UK – making it an attractive proposition for top talent. A perfect mix of independent retailers, bars and restaurants, alongside high street brands and an unrivalled leisure offering – including the Thames Lido and Coppa Club a short walk away.



Caversham Boating – The Thames



The Corn Stores



Malmaison



The Botanist Bar



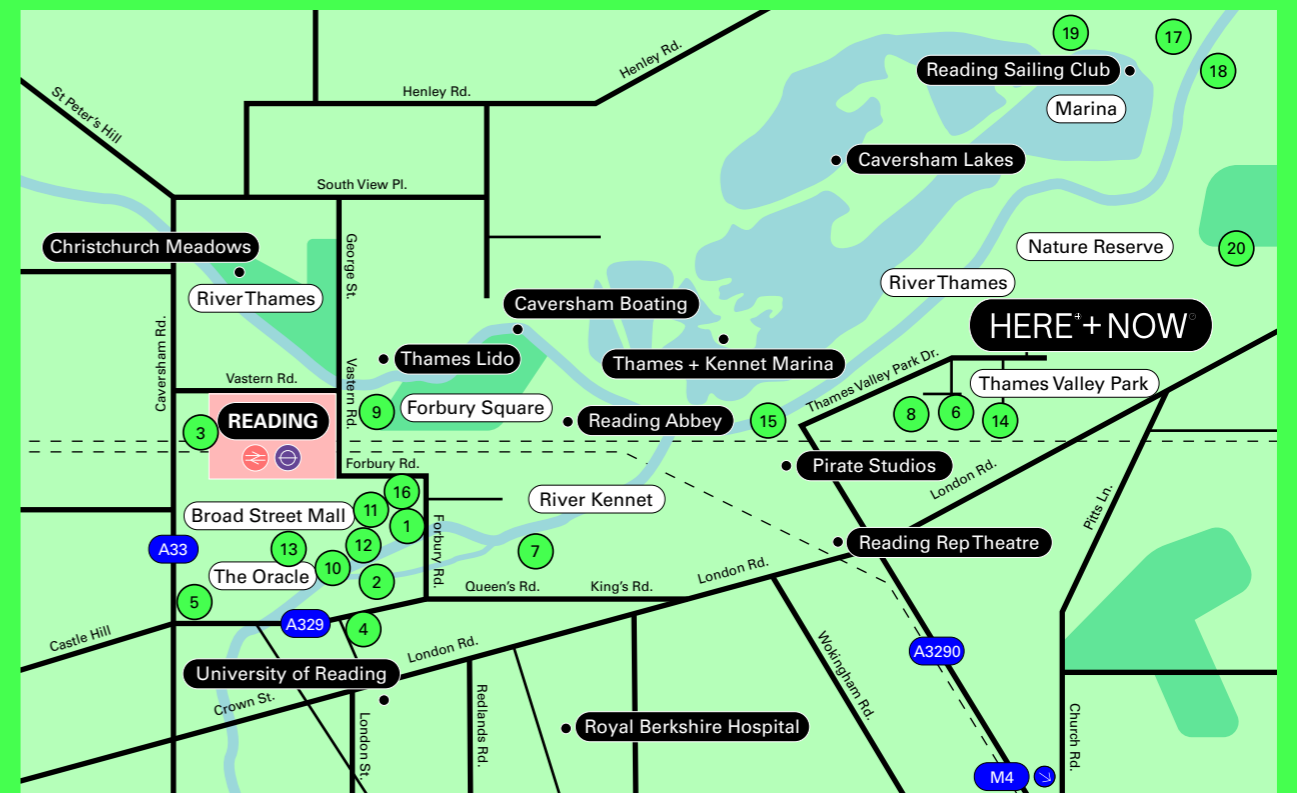
The Roseate Hotel



The Thames



Thames Lido



LOCAL AMENITIES

1	The Oakford Social	8	David Lloyd Health Club	15	Waterside Centre
2	Pho	9	The Roseate Hotel	16	The Corn Stores
3	Pret A Manger	10	Ibis	17	The Mill Sonning
4	Miller & Carter	11	Malmaison	18	The Bull Inn
5	Zero Degrees	12	Mercure George	19	The French Horn
6	Benugo Café	13	Novotel	20	Reading Hockey Club
7	Lincoln Coffee House	14	Bright Horizons Nursery		

LOCAL OCCUPIERS



Reading Train Station



Bill's

GET OUT OF HERE.

HERE + NOW has excellent transport connections – with London and beyond easily accessible by rail, road and air – with Reading at the heart of the transport hub.

Reading will become part of the London transport network for the first time in 2022 with the arrival of Elizabeth Line. Operating a high capacity / high frequency timetable – trains will run across Central London and further to the east.

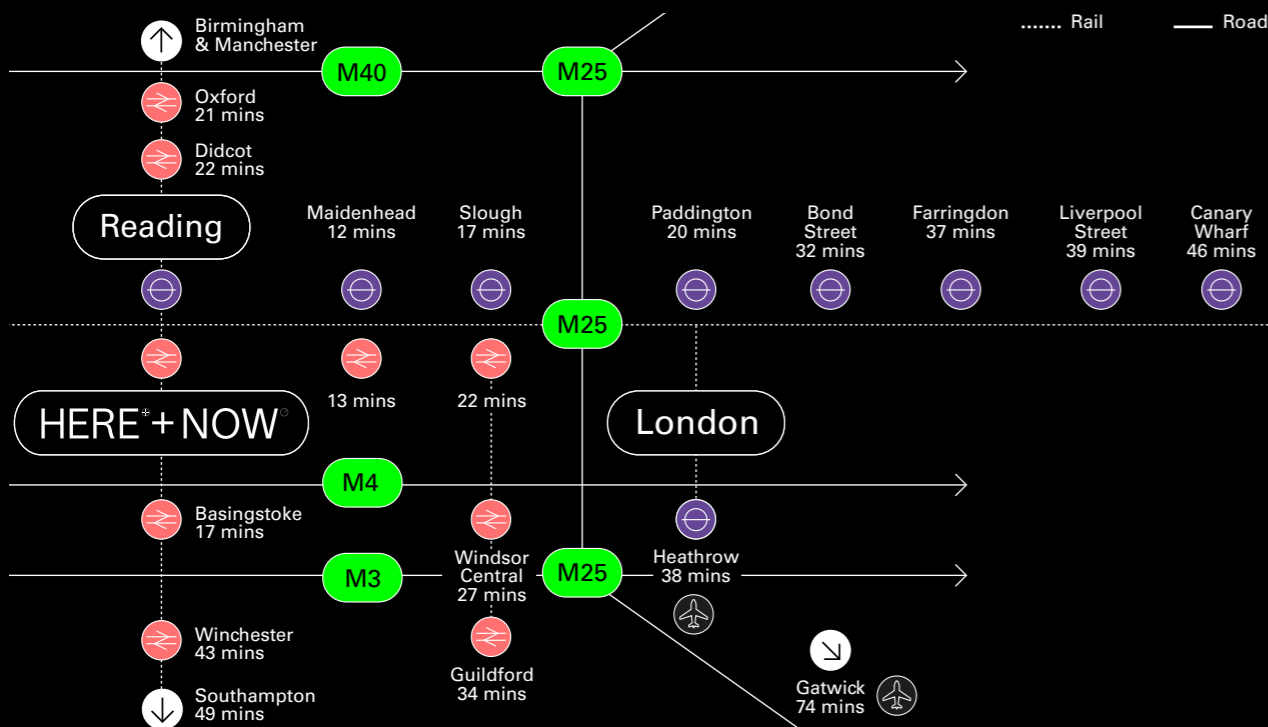


Reading	1.5	M24 (J15)	24
M4 (J10)	6	Oxford	26
M3 (J3)	16	Heathrow	27
Newbury	21	Central London	41
Slough	23	Gatwick	56



Oxford	21	Bristol	60
Paddington	23	Gatwick	74
Heathrow	27		

Drive times in miles. Train times in minutes.
Source: TfL + Google Maps.

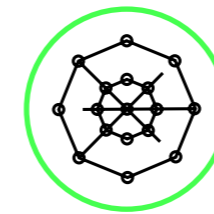


Map not to scale. Indicative only.
Journey times source: TfL + Google Maps

LIVE IN THE NOW.

Reading and the surrounding area continues to attract big name business with over 40% of the world's best brands calling it home.

With a population 322,000, an average age of 33, house prices 25% lower than Maidenhead, excellent transport connectivity, proximity to London, access to green spaces and a diverse amenity offering – it's easy to see why the town is an attractive proposition for occupiers seeking to employ a Hub and Spoke model.



UK's No.1 tech cluster.*



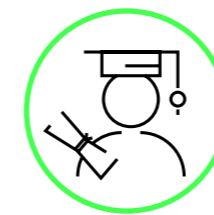
2nd highest performing centre.**



2nd most friendly City in Europe.***



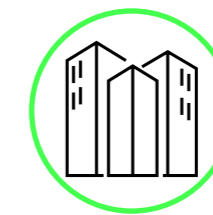
Reading university in the top 1% in the world.



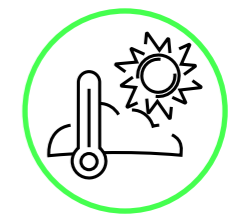
20% of graduates go on to live and work HERE.



13 out of the world's top 30 brands are HERE.



Reading Council has submitted a bid for Reading's City Status.



World's largest cluster of weather and climate scientists to be created in Reading.

*livingreading.co.uk.

PwC Good Growth of Cities Index 2021. *FDI Awards.

NOW WHAT?

To find out more and arrange a viewing,
please contact the letting agents below.



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jamoore@lsh.co.uk

Ryan Dean
07970 379 054
rdean@lsh.co.uk



Tom Fletcher
07752 127 413
tom@hatch-re.com

Charlie Benn
07563 383 443
charlie@hatch-re.com



Andy Nixon
07973 924 947
andy.nixon@knightfrank.com

Roddy Abram
07899 001 028
rodny.abram@knightfrank.com

Investor
BauMont Real Estate Capital



Architects
Hawkins Brown

Hawkins\Brown

Development Manager
V7



HEREANDNOW.PLACE

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HERE
THAMES VALLEY PARK
READING RG6 1WG