

Exceptional development opportunity
on one of the premier business parks
in the South East



THAMES VALLEY PARK



PLOT 6

- 4.48 acre serviced site within established business park location.
- Potential to develop office/workplace/R+D or hi tech facilities with a lapsed planning consent for 100,000 sq ft office HQ building.
- On park amenities and health and fitness facilities- Café Benugo, David Lloyd Leisure, nursery/crèche.
- Major occupiers include Oracle, Sanofi, Microsoft, ING Direct, Open Text.
- 80 Acres of parkland environment connected to Reading central business district via the Park and Ride and dedicated TVP shuttle bus services.
- An innovative environment positioned in the heart of the Thames Valley where technology, gaming, media and life sciences have expanded in the last 5 years to dominate the business environment.

Plot 6 - an exciting opportunity to develop new office or innovation space or alternative uses in one of the Thames Valleys most prominent business environments. Subject to Planning consents and necessary approvals.

SITE OPPORTUNITY



PLOT 6

Plot 6 is positioned at the eastern end of the Thames Valley Park campus, forming part of the former Microsoft Campus.

The site comprises 4.8 acres of development land benefitting from a discrete position with landscaping on 2 boundaries. Located adjacent to the Here+Now development which has been conceived and delivered by Baumont and V7 asset management.

The site is serviced and benefits from the wider services of the TVP Park Management included a recently launched Enlivenment Programme delivering a varied menu of pop up services including F+B, fitness and educational events.

The site is held freehold. This ownership is subject to the provisions of the Estate Management Agreement which governs the Park.

READING

A prime commercial centre in the Thames Valley



Here + Now, Thames Valley Park



Now Building



Central Reading



Reading is a mature commercial centre and has a built stock of 10.6m sq. ft. Thames Valley Park is one of several established business parks which are home to worldwide recognised corporate occupiers from a range of technology, innovation, media, and life sciences sectors. Key Reading occupiers include Bayer, Pepsico, Virgin Media, Three, Cisco, Oracle, Microsoft.

Reading has a 5 year average office take up of 365,000 sq ft. In 2021, in a covid influenced year, Reading saw 210,000 sq ft of office take up and in Q1 2022 has seen 79,000 sq ft to date. Recent leasehold commitments include Rapid 7 acquisition at 2 Forbury place of 22,600 sq ft at £36.50 psf.

The vacancy rate in Reading for New/Grade A accommodation now stands at 10.2%.

Recent speculative commitments have included the repositioning of the two adjacent buildings, now re branded Here+Now. These provide a range of accommodation from small, fitted suites to a self-contained headquarters. Quoting rents of £35 psf are being sought for CAT A accommodation and £40 psf for fitted suites. Since Completion in Q1 2021, only the part 1st floor and 2nd floors remain available in the Now Building with lettings to Northgate, Foundation and COEO.

Reading has also attracted a more diverse range of occupier sectors. At Reading Science Park, Commonwealth Film Studios have established a new film studio facility and at Winnersh Triangle, Stage 50 are constructing stages for a facility of over 200,000 sq ft including the worlds largest Virtual Production facility.

PROVEN TRACK RECORD

Thames Valley Park is home to a tenant mix comprising an array of international brands attracting a truly global investor audience.



80 acres of park, water meadows and nature reserve along the River Thames

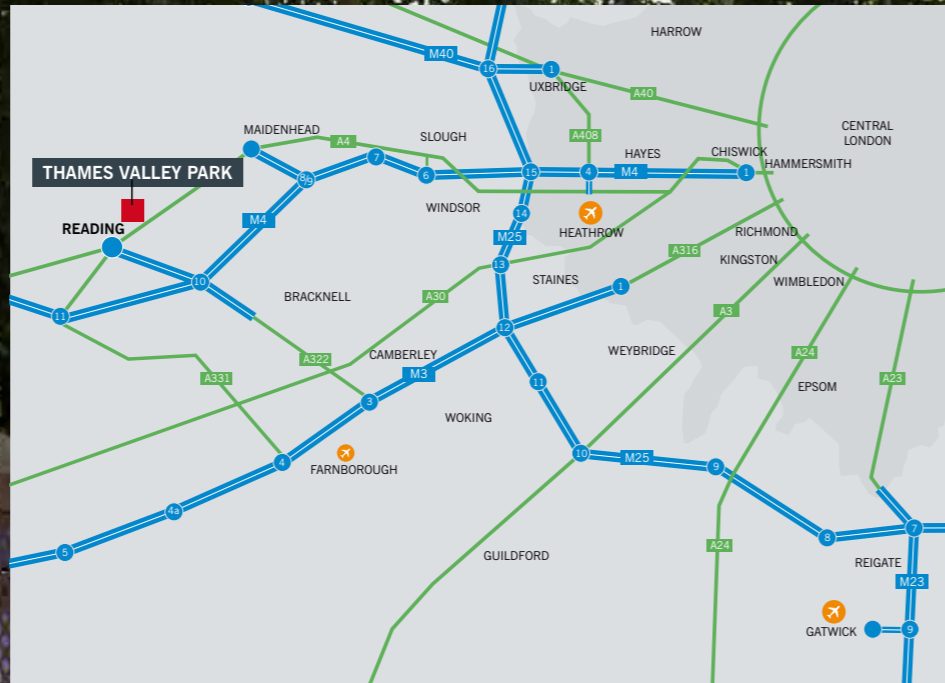
22 acre commercial business park comprising 19 office buildings and approximately 1.8 million sq ft of space

World renowned and diverse occupier line up highlighting the attractions of TVP



Existing amenity includes David Lloyd Leisure Centre, Benugo's, Nursery and Creche, a weekly street food market and Wokingham Waterside Centre

IMPRESSIVE CONNECTIONS



Thames Valley Park is prominently positioned, adjacent to the River Thames and on the eastern edge of Reading in the affluent surrounding area of Berkshire. Thames Valley Park is 1.6 miles East of Reading town centre and accessed via the A329/A329(M) that connects to Junction 10 of the M4 Motorway.

Reading train station offers fast connections, with rail travel to London's Paddington station in 25 minutes. The opening of The Elizabeth line to Reading in Q3 2022 will provide seamless train connections to central London and the City as well as Heathrow Airport.

Thames Valley Park has excellent road and rail connectivity, and a new Park & Ride service now runs from the entrance of the Park to Reading town centre and train station, complementing the dedicated Park shuttle bus services.

Elizabeth Line (From Reading Station)

Maidenhead	12 minutes
Bond Street	54 minutes
Farringdon	59 minutes

Source: Transport for London / Elizabeth Line

Road

M4 Junction 10	5.5 miles
Maidenhead	14.5 miles
Central London	40 miles

Air

London Heathrow	26.8 miles
Gatwick	55.2 miles
Bristol	93 miles

Source: Google

Reading town centre is easily accessible with a free TVP bus service for occupiers, linking Reading station directly to the Park

Train (From Reading Station)

Slough	13 minutes
London Paddington	26 minutes
Bristol Temple Meads	75 minutes



DEVELOPMENT OPPORTUNITY

The site is located in Wokingham Borough Council. Barton Willmore planning have reviewed Planning policy provided guidance on the timescale that would be applicable for a variety of planning led compliant and alternative uses.

They conclude that the site would be suitable for a range of Employment related uses- offices, research and development, warehouse and logistics. Purchasers should be aware that uses of a B8/industrial nature may not be positively considered by Thames Valley Park Management who can undertake a process to restrict uses on the Park that might be considered non confirming to a high quality office environment.

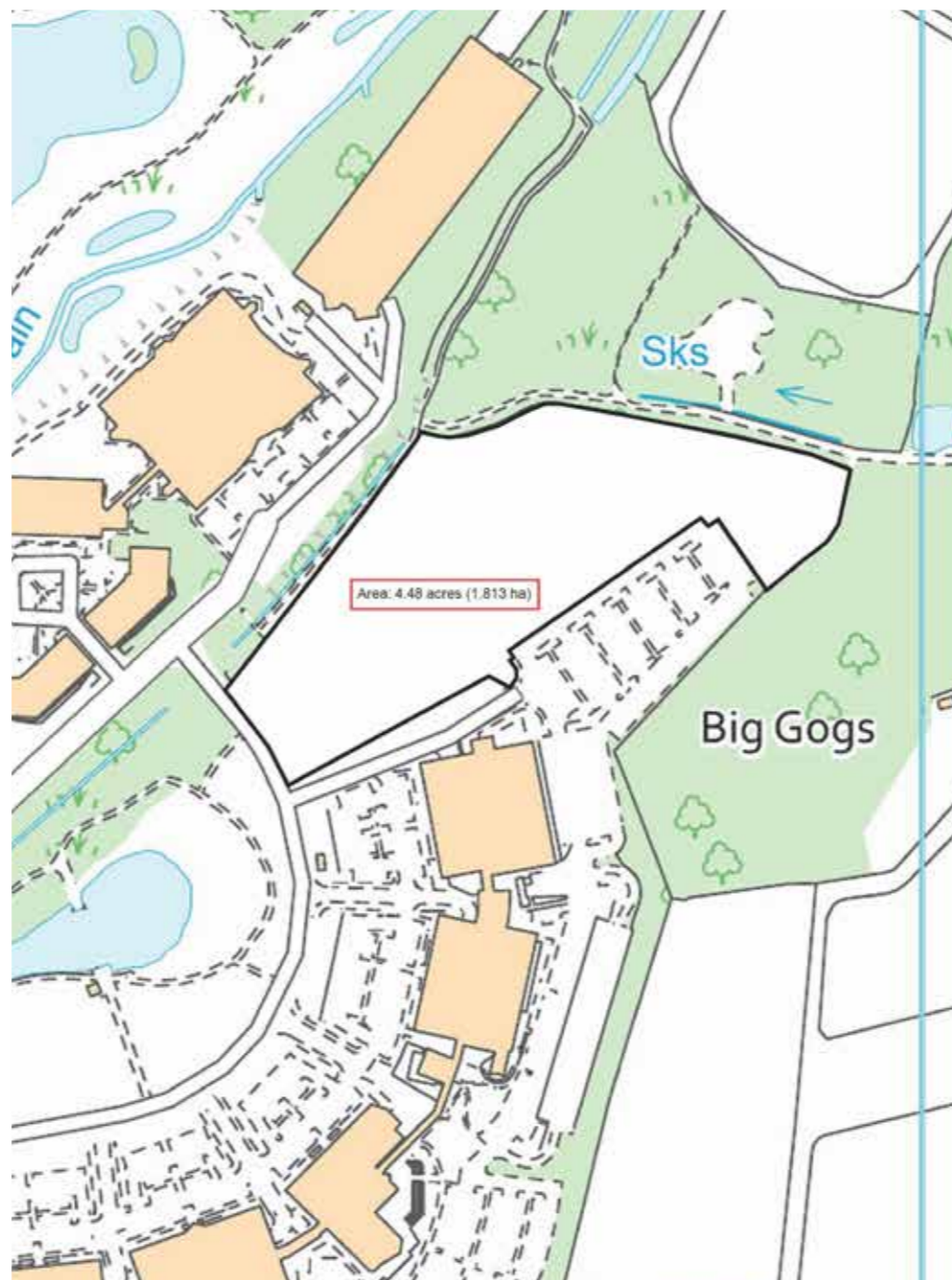
There is the opportunity to promote the site for alternative uses which do not conform to employment uses. These would include hotel, retail and Residential uses, the latter Barton Willmore direct would be via a Local Plan review process. Barton Willmore advise that the current Local Plan review process is underway and submission of additional sites would not take place before 2028. This would not prevent a proposal being put forward, subject to a Planning Appeal process and, if a residential proposal, an understanding of the Affordable and CIL related provisions.

We would refer potential purchasers to the Barton Willmore planning summary contained in the data room.

SITE CONDITIONS

WSP have been instructed to undertake site investigations which have been completed and which included intrusive investigations. The site does not present a flooding risk and the plot is considered free of usual contaminants. During the development of Buildings 1-5, material was deposited on Plot 6 as opposed to being removed from site. This stockpile has been investigated for contaminated material and identified as being free of detrimental material. If re-development proposals require the removal of the stock pile, the cost for removal has also been estimated by Keltbray Contractors and found to be £1.42m plus VAT.

A copy of the WSP report on site conditions is contained in the data room.



WSP UK Ltd undertook a site investigation and subsequent Generic Quantitative Risk Assessment (GQRA) report. Historical ground investigation work has been undertaken on the Site by WSP in 2019.

Risk Profile



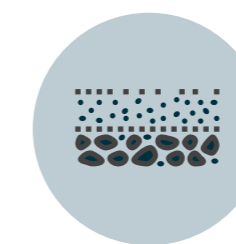
Contaminants in Soils
Low



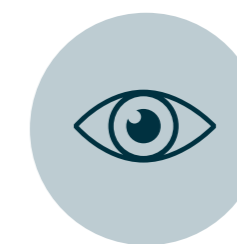
Asbestos
Low



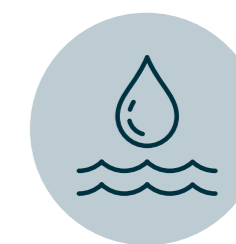
Groundwater Vapours
Low



Groundwater White chalk
Low to Moderate



Phototoxic risk
Low



River / Seas Flooding
Low



Surface water flooding
Low

When compared against commercial screening criteria, there were no exceedances of the commercial soil Generic Assessment Criteria (GAC) across both initial and supplementary ground investigations. As a result, there is considered to be a **Low risk** to future site users for a proposed commercial land use. The full WSP reports on their investigations are in the Data Room.



FURTHER INFORMATION

Inspections

The site is available for inspection from the adjacent roadway. Alternatively on site inspections can be arranged by contact with Emma Goodford or Andy Nixon at Knight Frank LLP.

Sale Process

The site is offered on a freehold basis with vacant possession. Prospective purchasers are requested to submit offers on an unconditional basis, specifying the source of funding or finance for the purchase.

Data Room

Registration for access to the data room can be arranged via andy.nixon@knightfrank.com

The data room contains:

- Report on Title
- Site plan
- WSP Environmental and site condition report
- Keltbray quotation for site levelling
- Barton Willmore Planning Policy report and site use opportunities
- Estate service charge budgets.

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