



CAMPUS

**CAMPUS IS A 375,000 SQ FT
NEXT GENERATION WORKPLACE.
AN AMENITY RICH COMMUNITY
FOR EVERY TYPE OF BUSINESS.**

**FROM CREATIVE STUDIO OFFICES
TO EXPANSIVE CONTEMPORARY
WORKSPACE. WELCOME TO THE
FUTURE OF WORKING.**





**ONE OF THE THAMES VALLEY'S MOST
SIGNIFICANT OFFICE LOCATIONS HAS
NOW BEEN TRANSFORMED**

CAMPUS A NEW IDENTITY

CAMPUS

CAMPUS

RECEPTION

GETTING AROUND





A33



READING



ABBAY RUINS

READING WEST

READING



CALCOT PARK GOLF COURSE



PROSPECT PARK

M4

J12

THEALE

A33

MADEJSKI PARK+RIDE

MADEJSKI STADIUM



UNIVERSITY OF READING



EARLEY

READING GREEN PARK



CAMPUS

WINNERSH

J10

M4

M4

M4

A33

J11

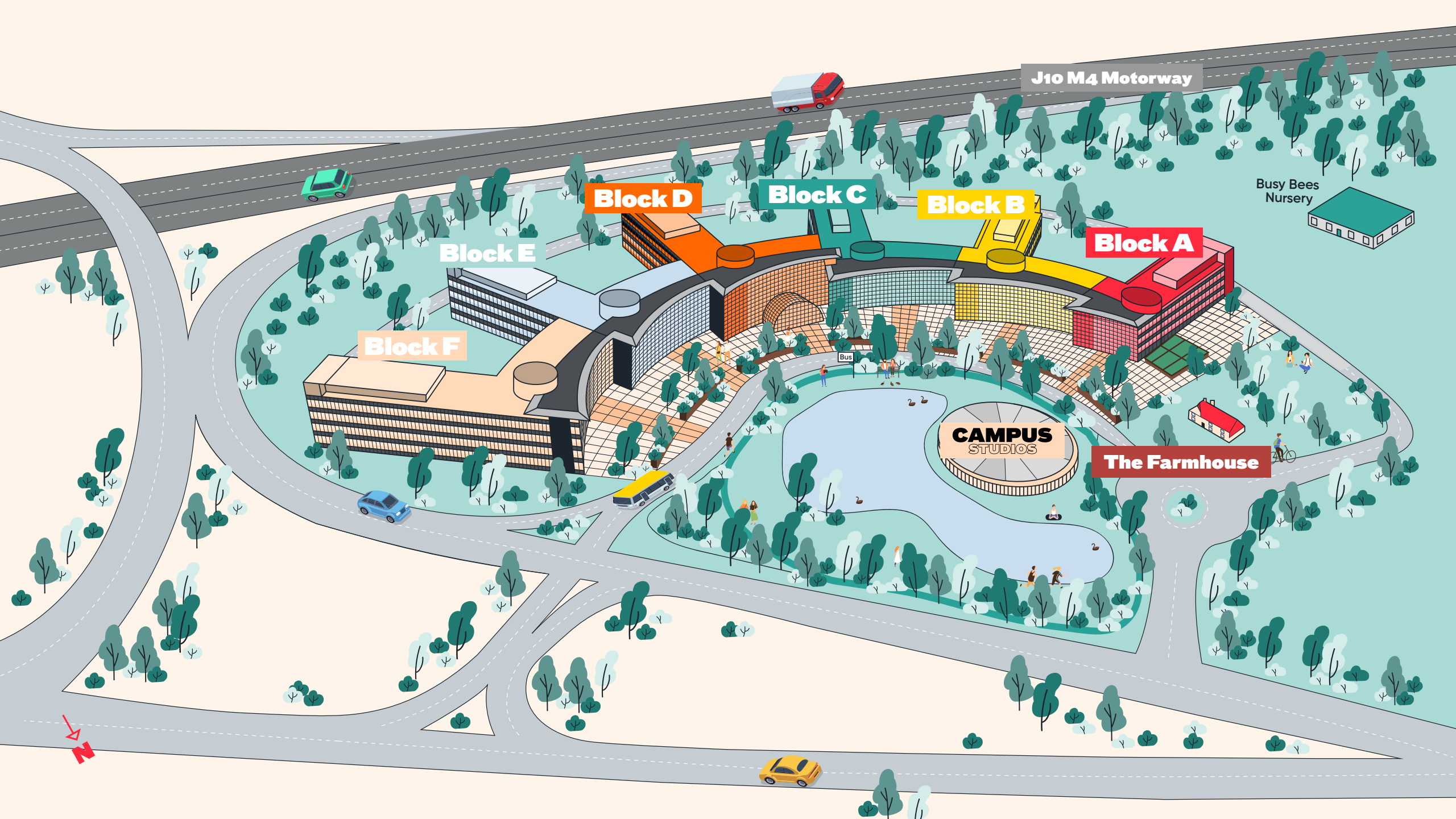
M4

M4

SHINFIELD STUDIOS



MEREOAK PARK+RIDE



J10 M4 Motorway

Block D

Block C

Block B

Block A

Block E

Block F

Busy Bees Nursery

CAMPUS STUDIOS

The Farmhouse





Feature double height reception



Improved arrival experience in reception

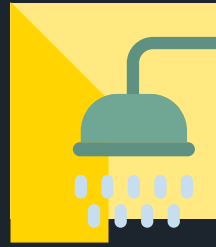
CAMPUS LIFE



Campus Fit fully equipped gym and exercise classes



Yoga studios



Showers and changing rooms



Dedicated conference and event studio



The Kitchen restaurant with outside terrace



Contemporary business lounge



Town hall



Campus app



The Farmhouse events space



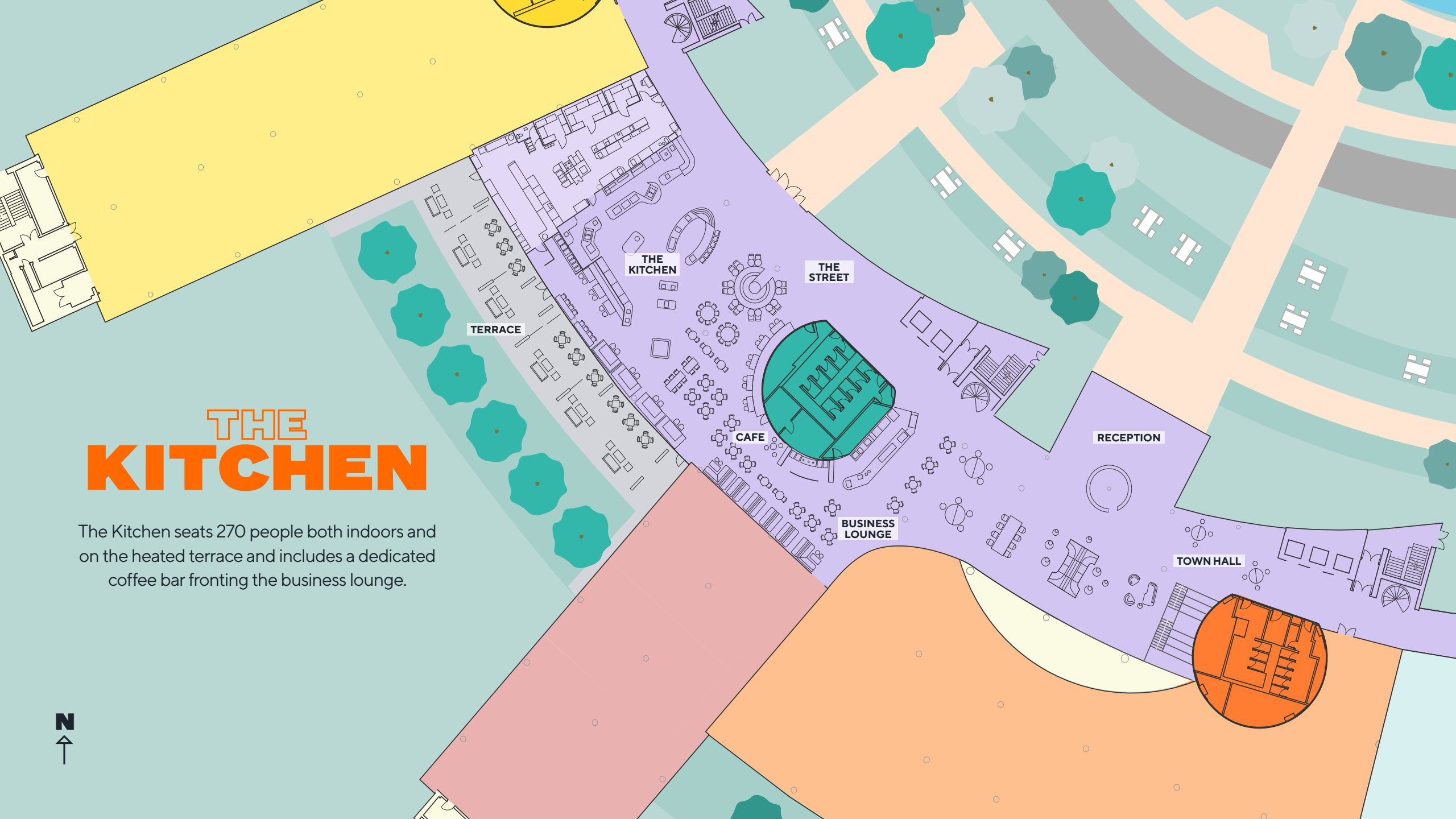
All year-round events programme



Improved arrival experience in reception

THE KITCHEN

The Kitchen seats 270 people both indoors and on the heated terrace and includes a dedicated coffee bar fronting the business lounge.



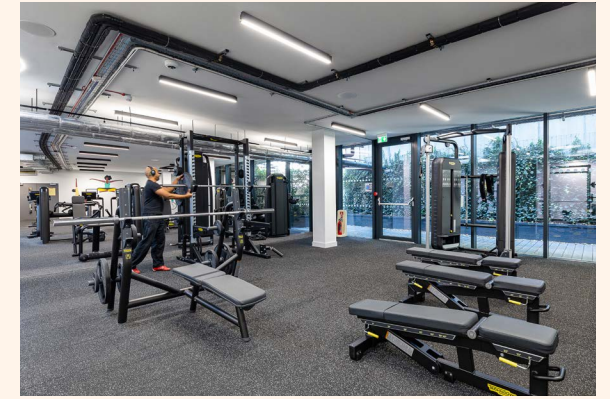
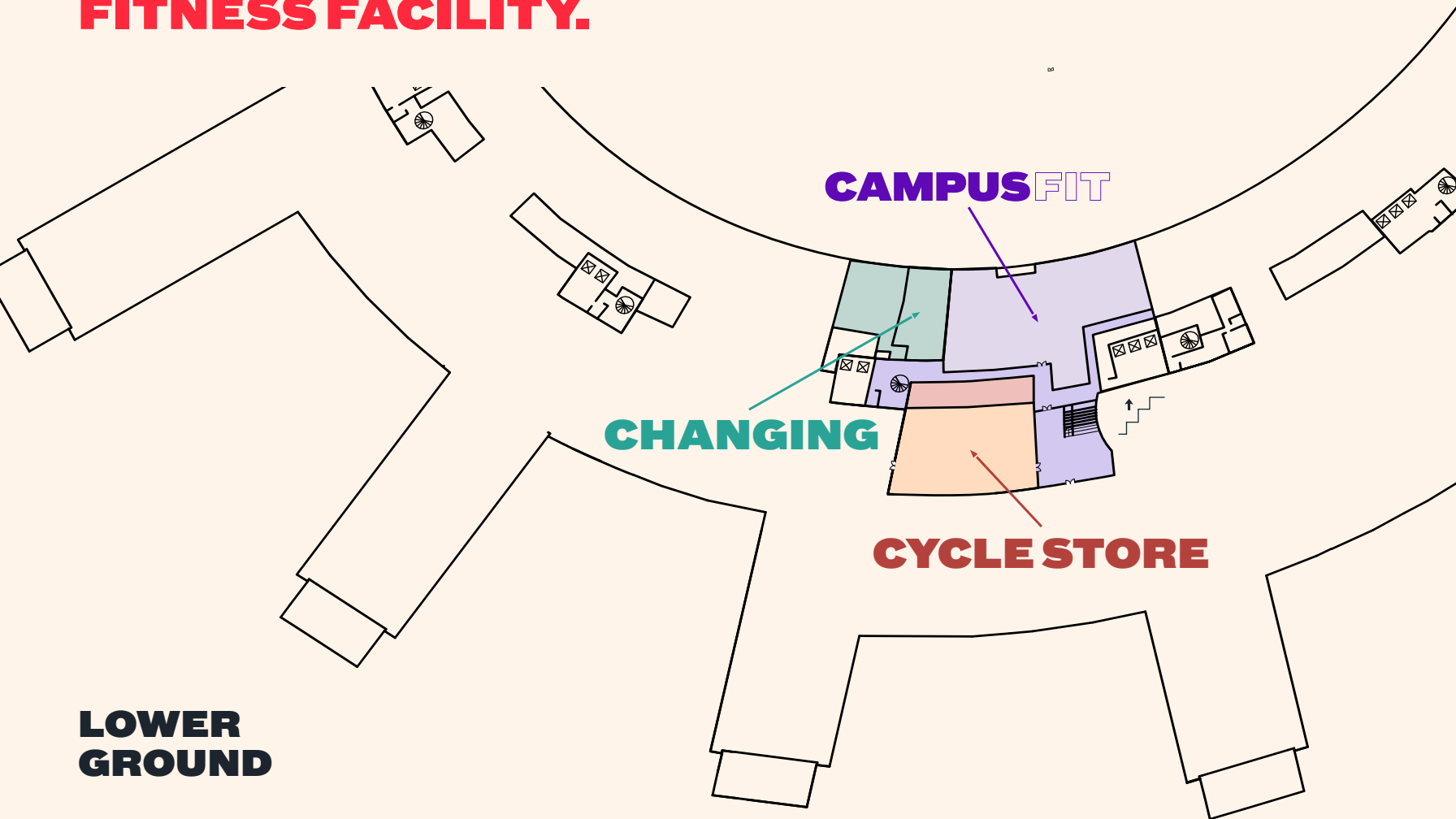
THE KITCHEN



A new healthy on site food and drink offer

CAMPUSFIT

5,000 sq ft
WELLBEING, GYM AND
FITNESS FACILITY.





Post-work stress relief at Campus Fit



A view of the Campus Studios amenity space



SITE PLAN

Busy Bees Nursery

The Farmhouse

CAMPUS STUDIOS

Block A

Block B

Block C

Block D

Block E

Block F

A33 Basingstoke Road



FIND YOUR FIT

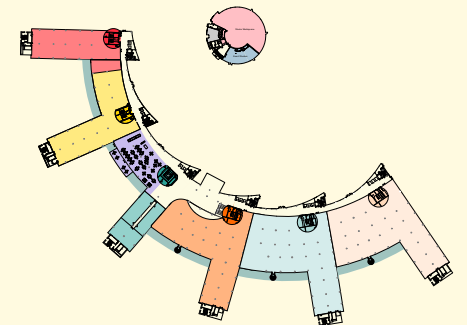
FLOOR	AREA (SQ FT)	AREA FROM (SQ FT)
3	36,929	12,887
2	62,638	11,342
2	25,984	9,862
1	21,092	21,092
G	25,122	25,112
CAMPUS STUDIO	6,942	6,942
CAMPUS+	1,523	1,523
TOTAL	180,230	

FIND YOUR FIT

FLOOR	F SPUR	F LINK	E SPUR	E LINK	D SPUR	D LINK	C SPUR	C LINK	B SPUR	B LINK	A SPUR	CAMPUS STUDIOS	TOTAL
3	Adobe		12,887	24,042									36,929
2	11,342	9,503	11,339	9,536	11,330	9,588	AspenTech		9,806	6,316	9,862	–	88,622
1	11,344	9,748	Verizon				Verizon/ Investec	Investec				–	21,092
G	11,370	13,752	Verizon				1,523	Campus Kitchen	Verizon	Verizon/ BCN	Mavenir	6,942	33,587
TOTAL	34,056	33,003	24,226	15,793	22,699	16,004	1,523	–	9,806	6,316	9,862	6,942	180,230

All areas are IPMS3

[VIEW 3D STACKER](#)

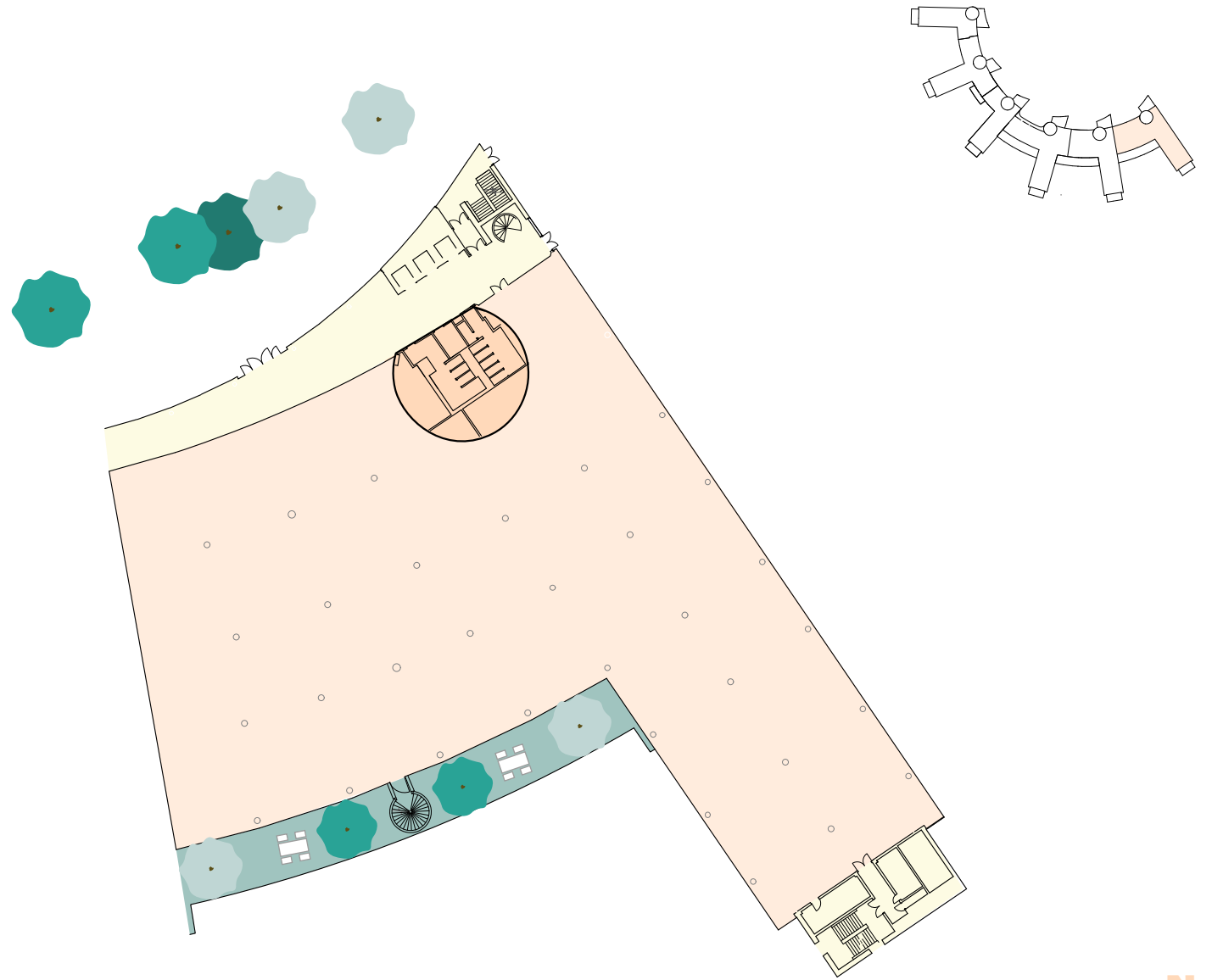


GROUND FLOOR

F

25,122 sq ft
Available Space

[VIEW GALLERY](#)

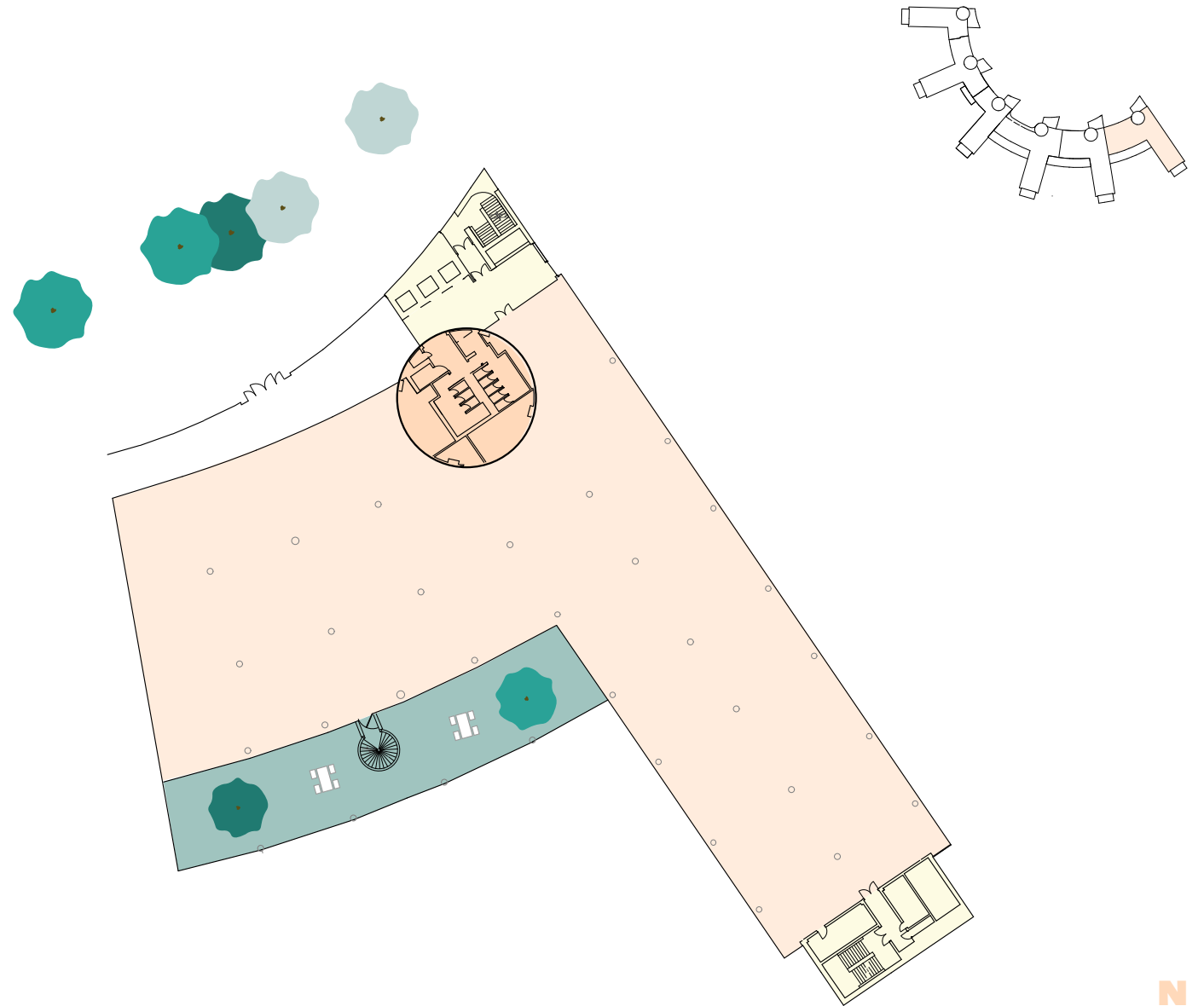


FIRST FLOOR

F

21,092 sq ft
Available Space

[VIEW GALLERY](#)



SECOND FLOOR

A-B

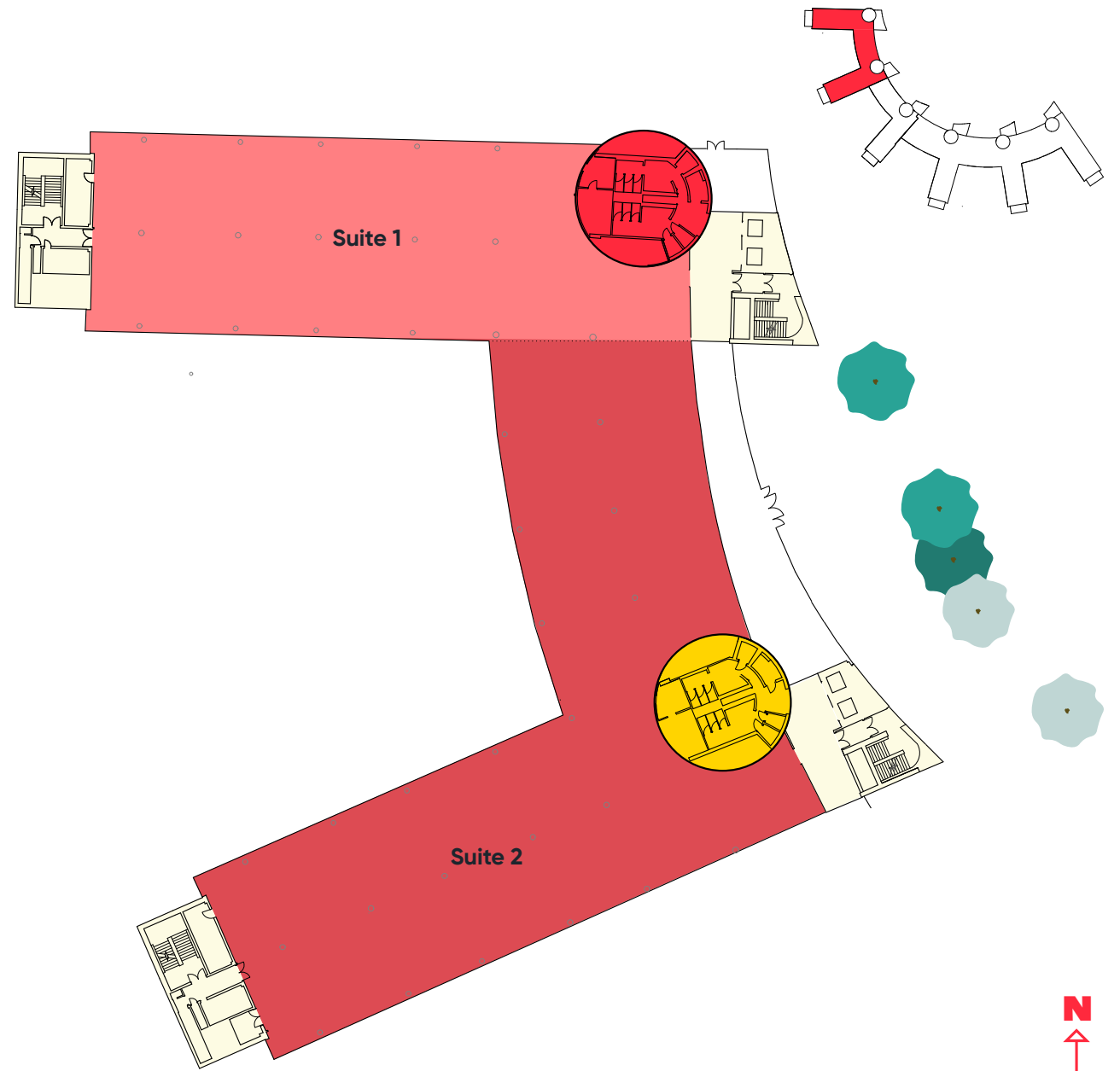
25,984 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 9,862 sq ft

Suite 2: 16,122 sq ft

[VIEW GALLERY](#)



SECOND FLOOR

D-F

62,638 sq ft
on a single floor

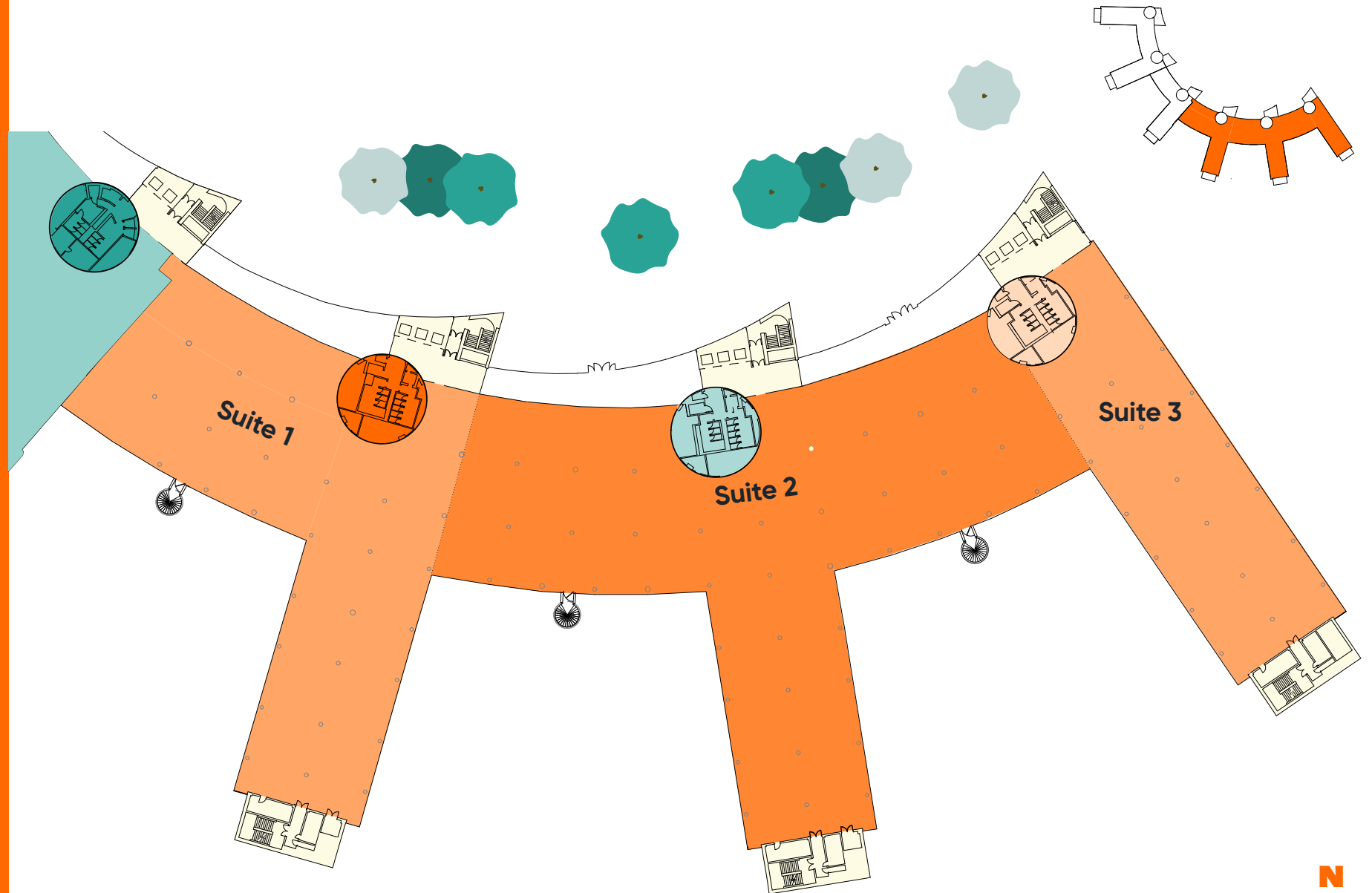
Indicative split
options & combinations

Suite 1: 20,918 sq ft

Suite 2: 30,378 sq ft

Suite 3: 11,342 sq ft

[VIEW GALLERY](#)



THIRD FLOOR

D-F

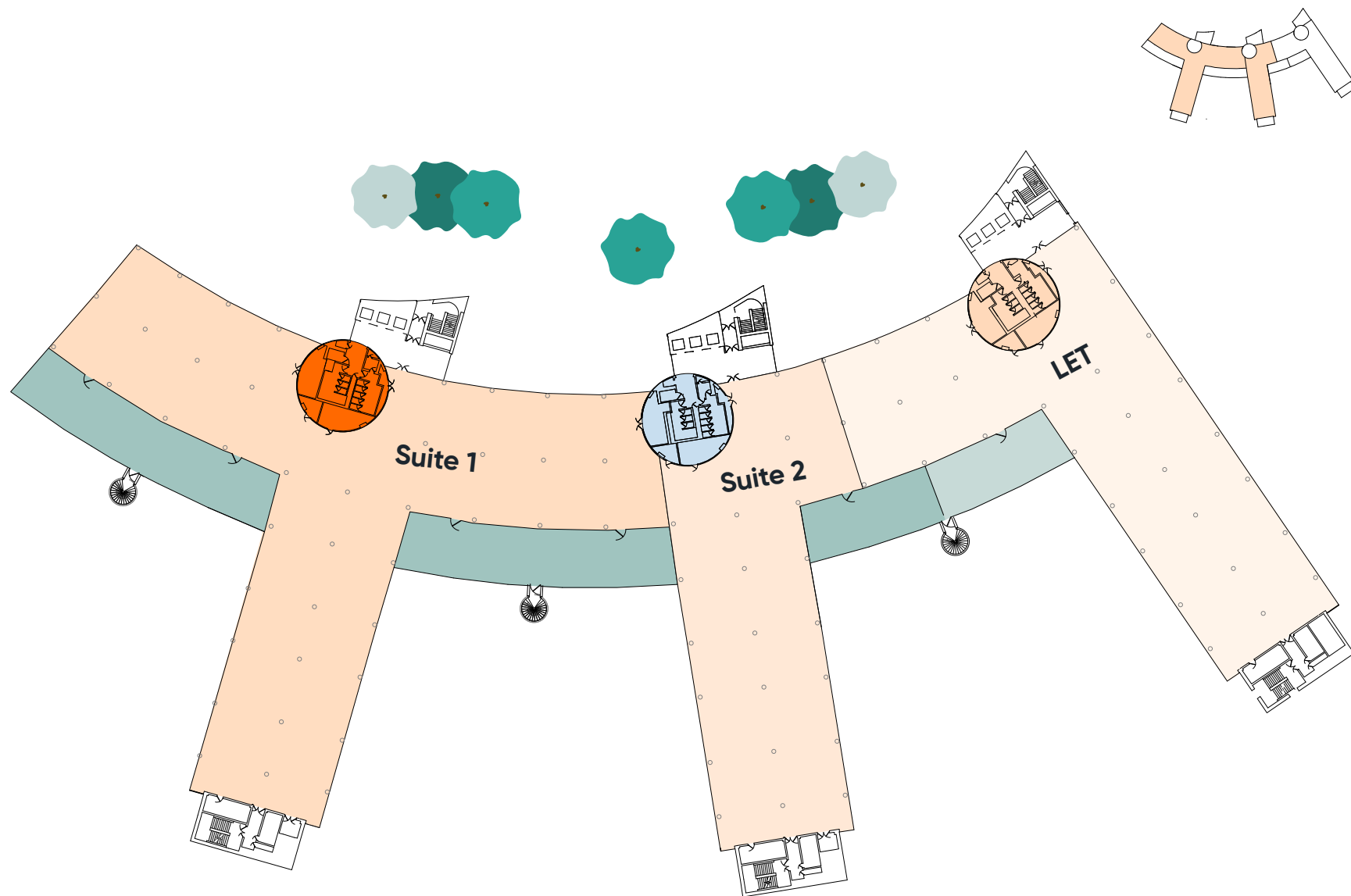
36,929 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 24,042 sq ft

Suite 2: 12,887 sq ft

[VIEW GALLERY](#)



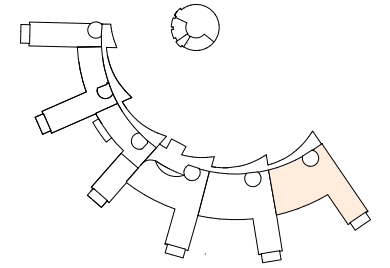
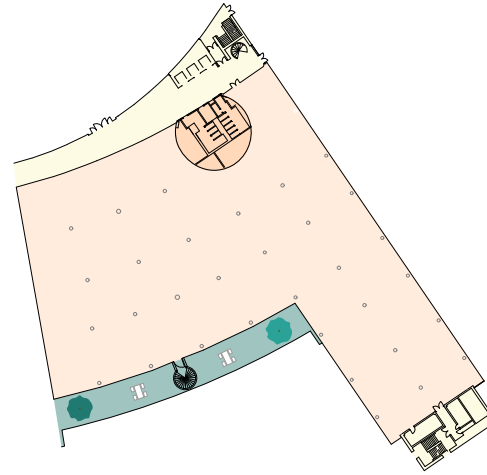
F Block

**A self contained
building of
67,059 sq ft
on all four floors**

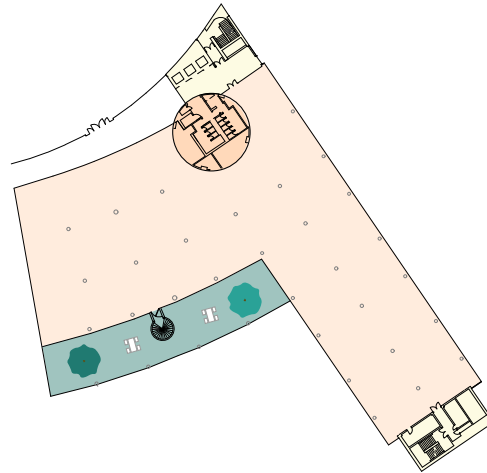
Ground: 25,122 sq ft
First: 21,092 sq ft
Second: 20,845 sq ft

[VIEW GALLERY](#)

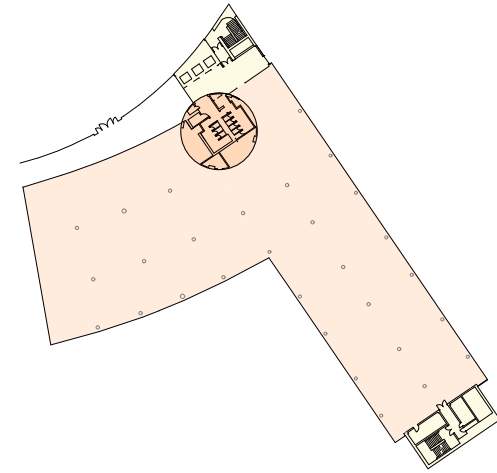
GROUND



FIRST



SECOND





Contemporary finishes with clean, 3.5 high exposed concrete ceiling



CGI showing office space fitted out for tenant occupation



Further CGI example of Offices space fitted out



Exceptional private roof terraces available with certain floors



Busy Bee's Nursery

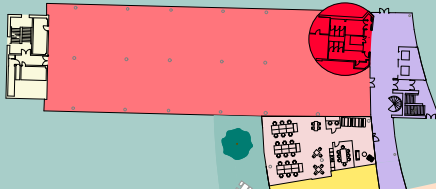
The Bee Hive

The Farmhouse

CAMPUS STUDIOS

Trim Trail & Outdoor gym equipment

Allotment

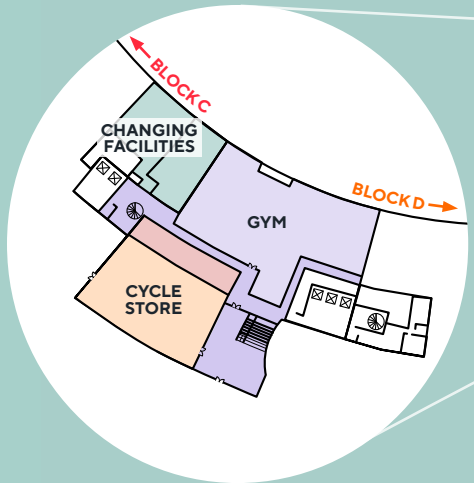


THE KITCHEN

STUDIO WORKSPACE
EVENT STUDIO

A33 Basingstoke Road

LOWER GROUND



CAMPUS+

TERRACE

CAFE

BUSINESS LOUNGE

RECEPTION

TOWN HALL & GYM

THE STREET

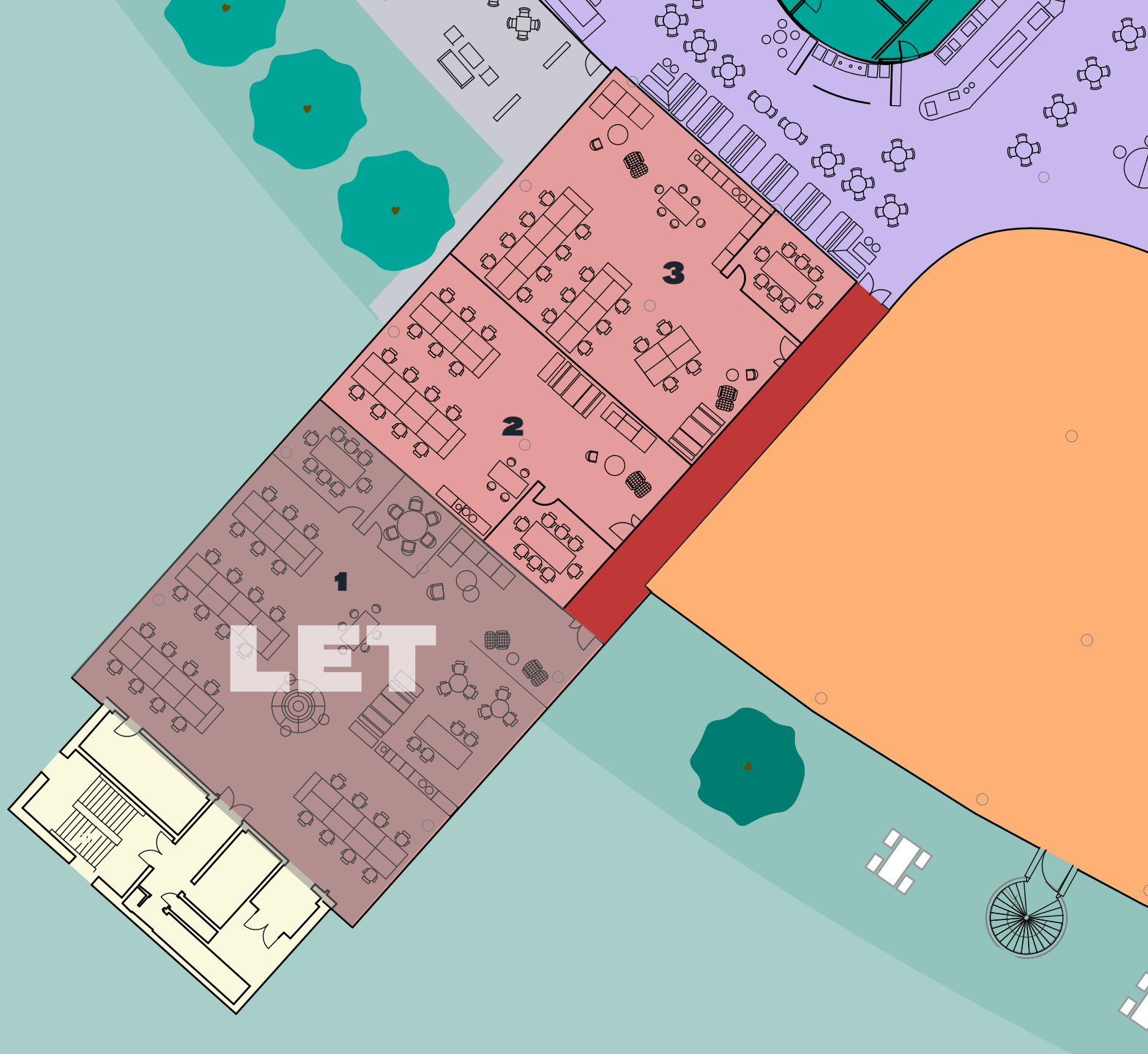


GROUND FLOOR
BLOCK C

CAMPUS+

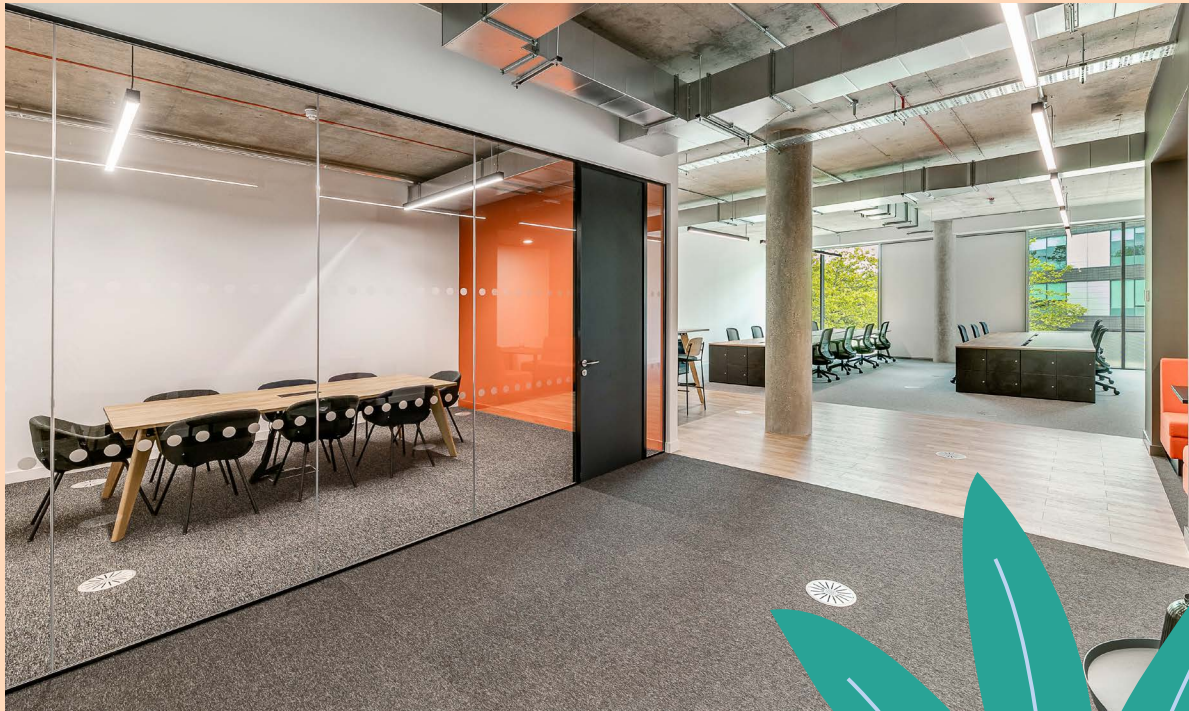
**An outstanding
fitted workspace
ready for immediate
occupation**

SUITE 1: LET
SUITE 2: 1,523 SQ FT
SUITE 3: 1,956 SQ FT
SUITE 4: LET



CAMPUS+

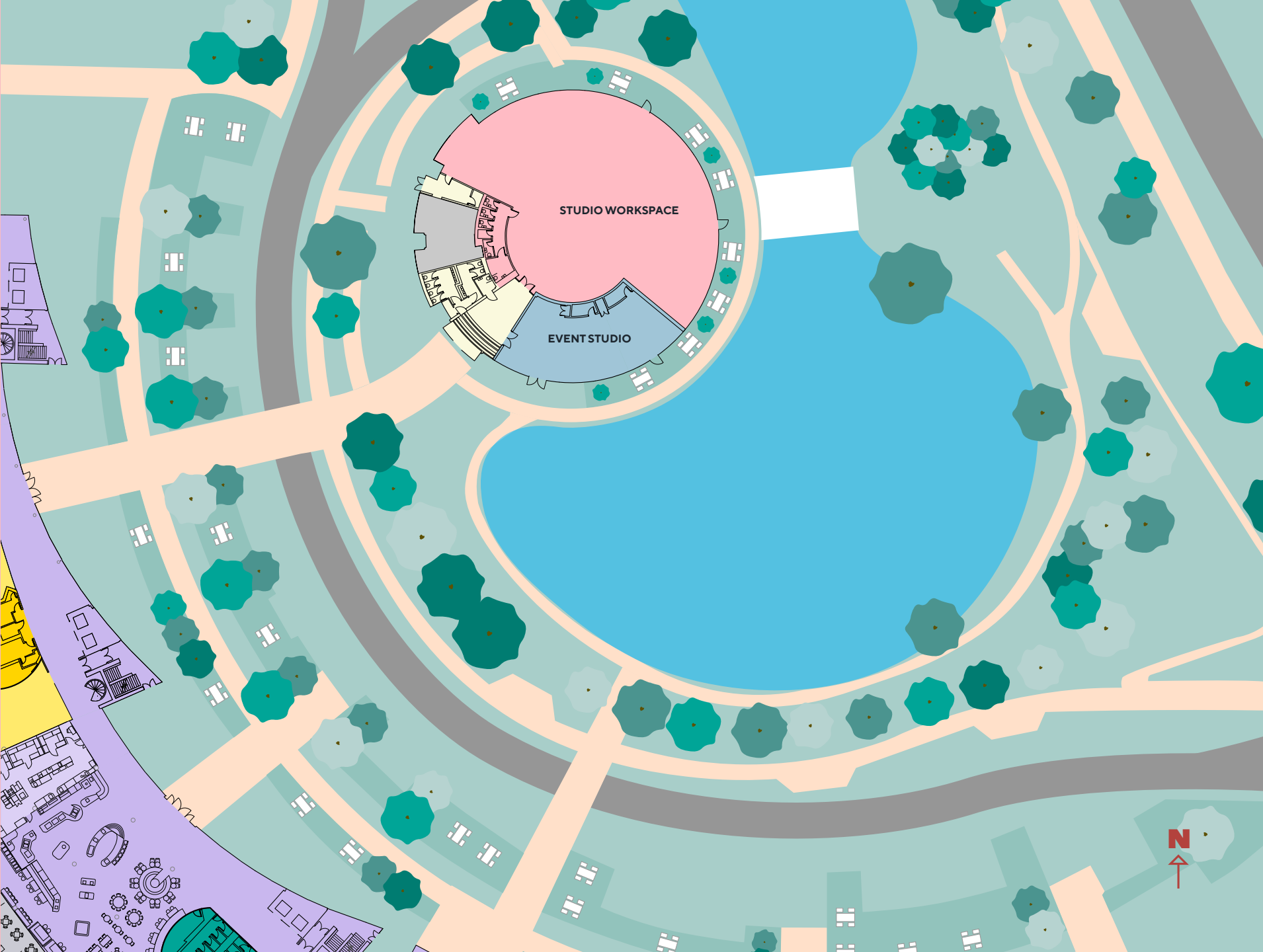
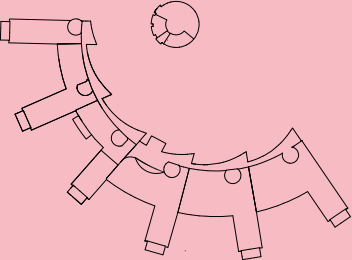
Fully fitted and furnished workspace ready for immediate occupation from 1,523 sq ft. Campus+ provides best-in-class office space, with a contemporary aesthetic.





CAMPUS STUDIOS

6,942 sq ft
Available Space



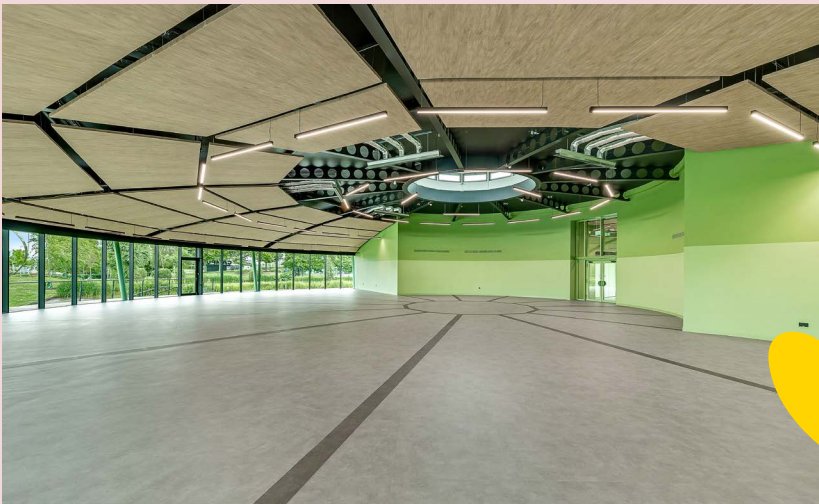


A view of Campus Studios perimeter glazing

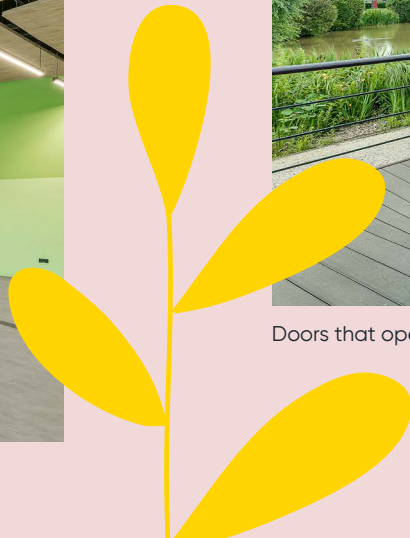
EXPANSIVE STUDIO SPACE



Light, bright and highly flexible workspace



Doors that open out onto the lakeside walkway



CAMPUS SPEC



Designed by leading architects
Buckley Grey Yeoman



Underfloor displacement
air conditioning



LED pendant lighting



3.5m floor to ceiling height
with full height glazing



Exposed concrete ceilings



Full speed fibre connectivity
and free wifi to communal areas



External terraces



Car parking ratio of 1:325 sq ft



ESG

We Are **Sustainable**
We Are **Campus**



CAMPUS CREDENTIALS



**ACTIVESCORE
GOLD**



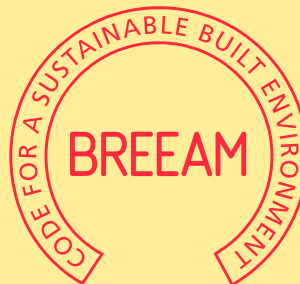
**WELL
PLATINUM**



**WELL
HEALTH-SAFETY**



EPC (B)



**BREEAM
EXCELLENT**



**WIREScore CERTIFIED
'PLATINUM'**



Low carbon displacement air conditioning system using 100% fresh air



Extensively landscaped lakeside setting



Fitness and wellness facilities to provide holistic health and wellbeing



Hydration stations contributing to WELL requirements



Green travel plan: Bio-gas buses which reduce CO₂ emissions by up to 84%



Sustainable approach to construction with focus on circular economy



120 EV charging points (10% of parking)



175 space secure bike storage facility with best in class end of journey facilities



Healthy eating and drinking at The Kitchen



Collaborative community allotments



Energy efficient air source heat pump technology



1,735

Photovoltaic panels have been installed,
generating 551,746 kWh per year

They produce approximately

12%

 of the buildings
energy

The yearly electricity use of:

147

 Average UK
households

Saving

116

 Tonnes
of CO2 emissions
each year

WHY READING?

3/4

of millennials would consider **relocating to Reading** for work.



2ND

The 2nd best place to live and work in the Good Growth for Cities 2020.

X8

Reading has 8 times the UK average concentration of tech businesses.

3 YEARS

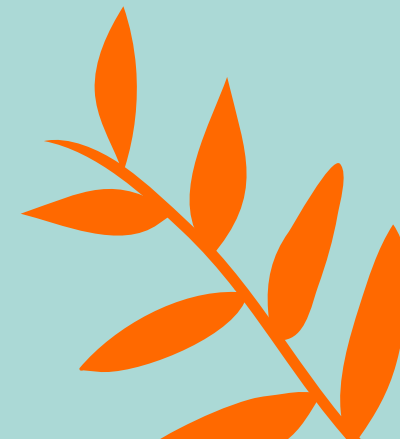
For the 3rd year running, Reading is the highest performing city in terms of growth.

20+

The fastest growing economy in the Thames Valley over the last 20+ years

£83.3K

Reading is the 6th most productive (GVA) city in the UK, with an average productivity per person of **£83,301**.



CAMPUS

READING INTERNATIONAL



Get in touch



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A PROJECT BY



**ALCHEMY
ASSET
MANAGEMENT**



TRISTAN
CAPITAL PARTNERS

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