



# CAMPUS+

FULLY FITTED SUITES READY FOR IMMEDIATE OCCUPATION



# **CAMPUS +** SUMMARY

## **FULLY FITTED SUITES PROVIDING 14-30 WORKSTATIONS**

SITUATED IN THE HEART OF THE BUILDING ADJACENT TO MAIN AMENITIES

## **SIMPLE LEASE AGREEMENT - OPERATIONAL WITHIN 4 WEEKS OF AGREEING TERMS**

SUITES ARE FULLY FITTED OUT AND DESIGNED TO INCLUDE MEETING ROOM(S),  
SOFT SEATING AREAS & KITCHEN/BREAK OUT AREAS


## **FULL FIBRE OPTIC BROADBAND CONNECTIVITY TO ALL SUITES**

EXPANSIVE 3.5M FLOOR TO CEILING HEIGHT

## **100% FRESH AIR THROUGH THE NEW DISPLACEMENT AIR CONDITIONING SYSTEM**

AS YOUR BUSINESS EXPANDS WE HAVE THE FLEXIBILITY WITHIN  
THE BUILDING TO ACCOMMODATE YOUR GROWTH





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



CAMPUS

CAMPUS  
← RECEPTION  
GETTING AROUND

**PROMINENT NEW ENTRANCE**



Feature double height reception

# CAMPUS LIFE



Views of The Kitchen, Town Hall, Gym and Campus Studios.

GROUND FLOOR  
BLOCK C AND B

# CAMPUS+

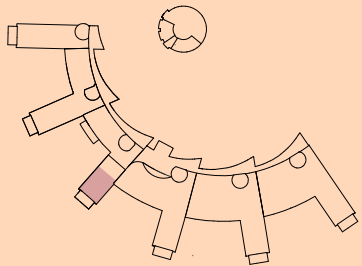
**An outstanding  
fitted workspace  
ready for immediate  
occupation**

**SUITE 1:** 3,284 SQ FT

**SUITE 2:** 1,523 SQ FT

**SUITE 3:** LET

**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.



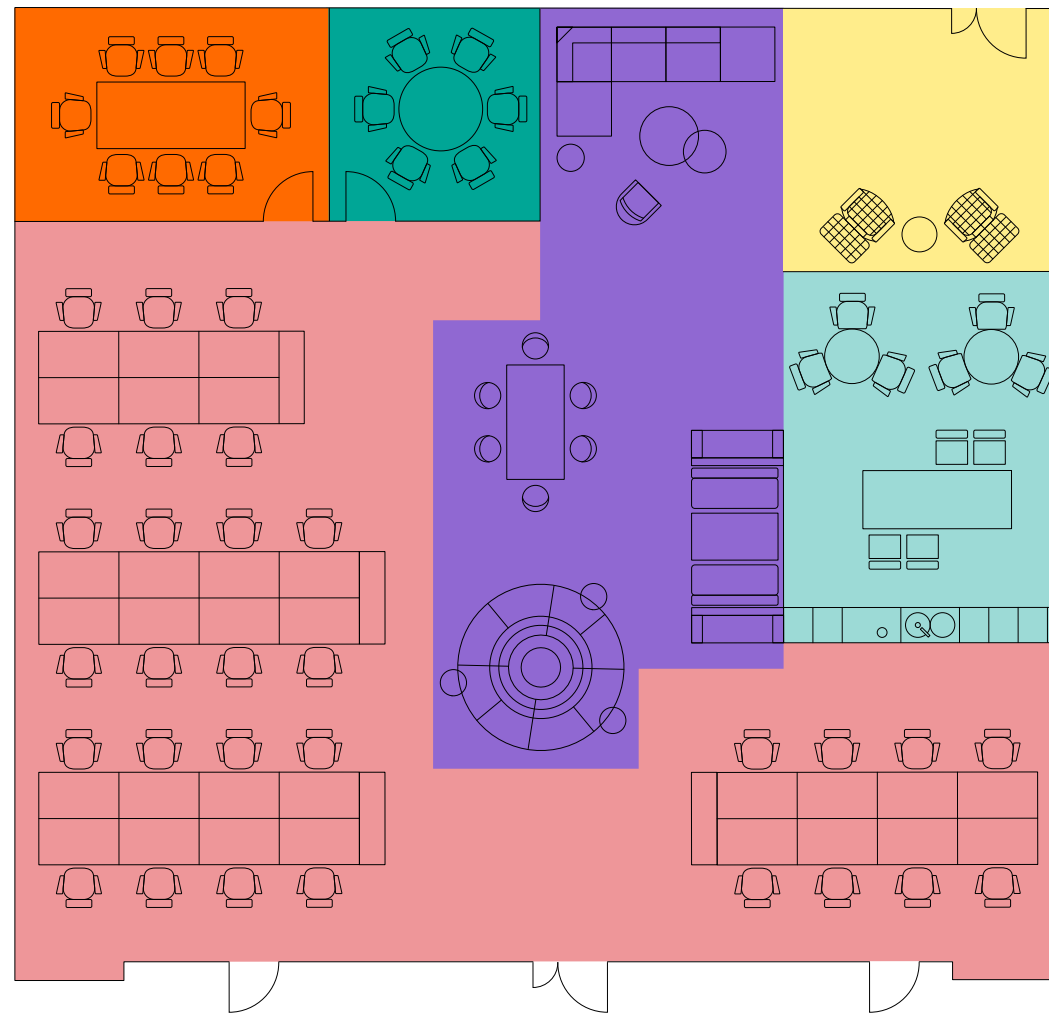
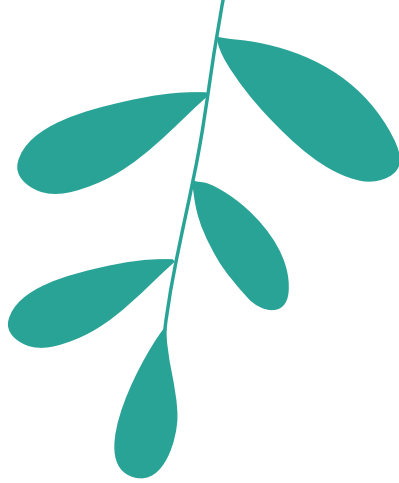
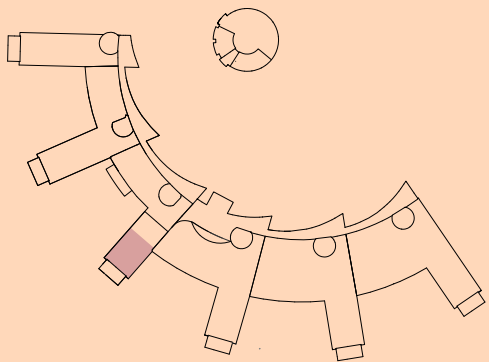


# CAMPUS+

**SUITE 1:** 3,284 SQ FT

GROUND FLOOR  
BLOCK C

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



- 30 X WORKSTATIONS
- 1 X 6 PERSON MEETING ROOM
- 1 X 8 PERSON MEETING ROOM
- 1 X KITCHEN / TEA POINT
- RECEPTION AREA
- 1 X TOUCHDOWN AND BANQUETTE SEATING ZONE

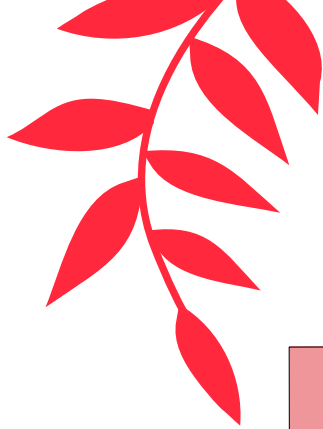
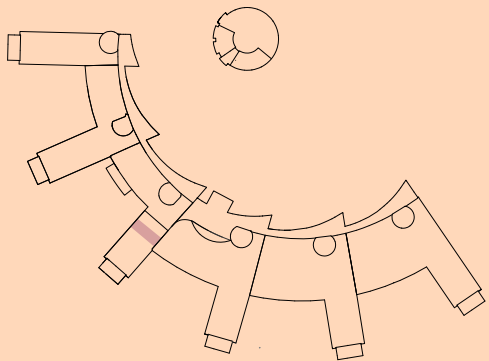


# CAMPUS+

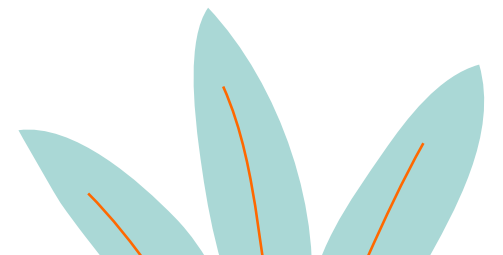
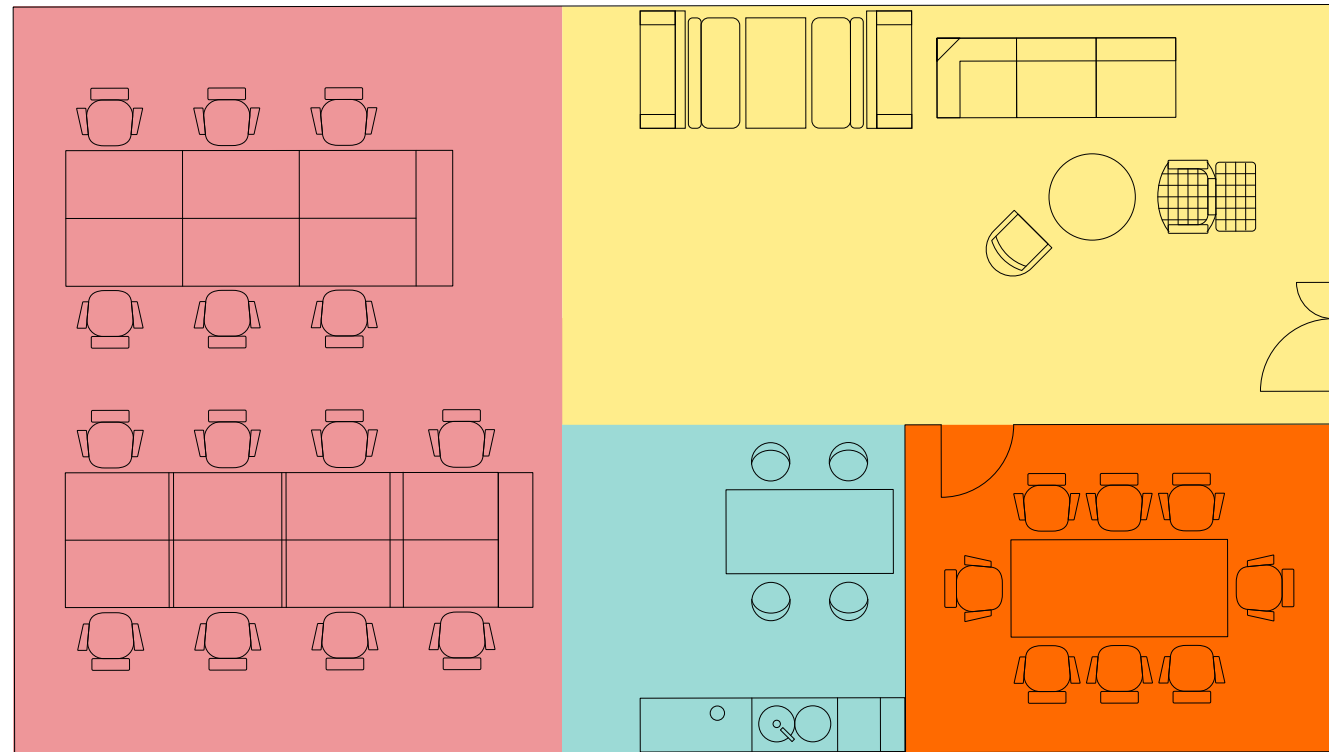
**SUITE 2:** 1,523 SQ FT

GROUND FLOOR  
BLOCK C

**An outstanding  
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- 14 X WORKSTATIONS
- 1 X 8 PERSON MEETING ROOM
- 1 X KITCHEN / TEA POINT
- RECEPTION AREA

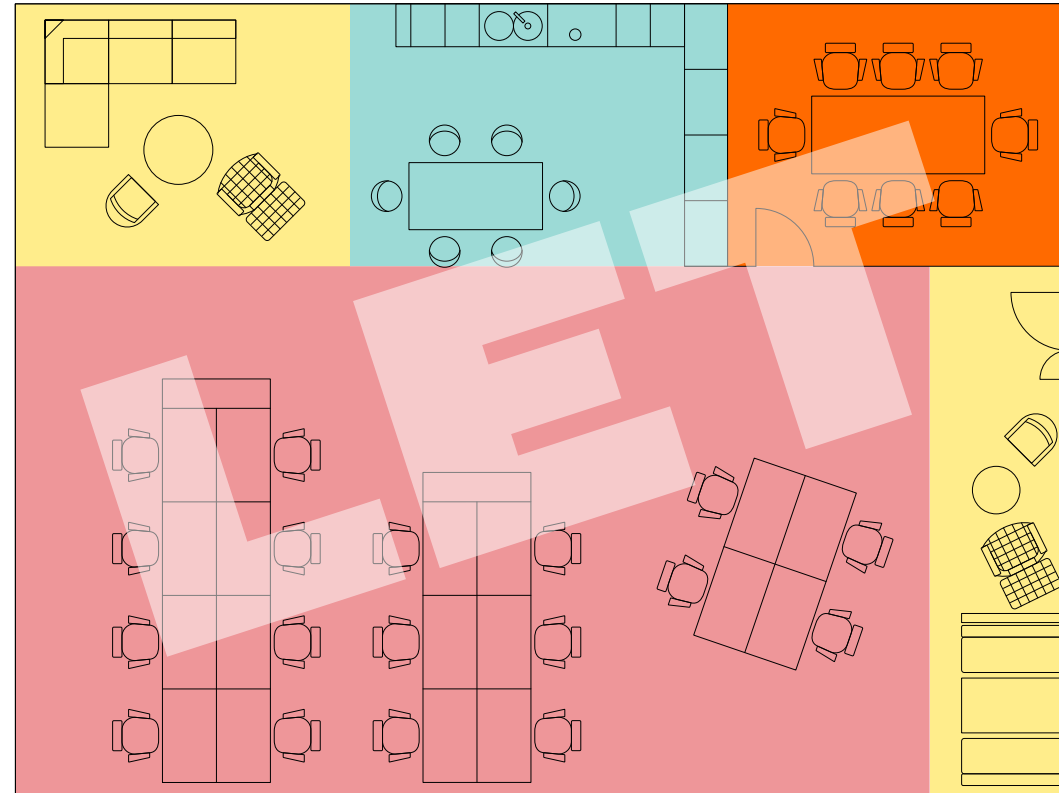
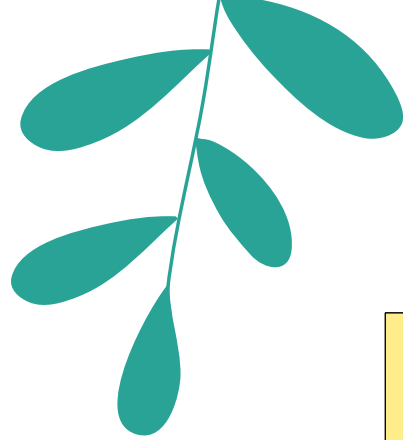
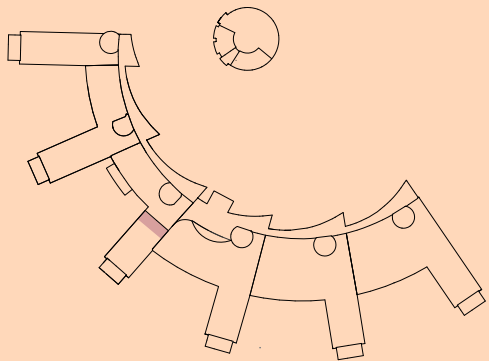


# CAMPUS+

## SUITE 3: LET

GROUND FLOOR  
BLOCK C

**An outstanding  
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occupation**



- 18 X WORKSTATIONS
- 1 X 8 PERSON SEATING AREA
- 1 X KITCHEN AREA
- RECEPTION / BREAKOUT SPACE

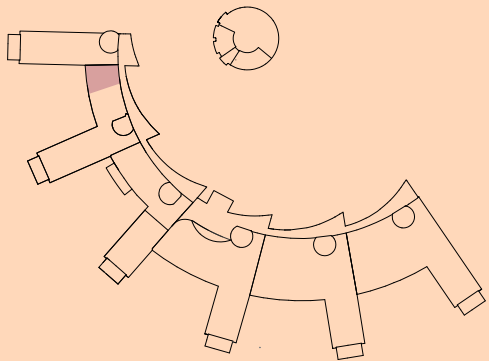


# CAMPUS+

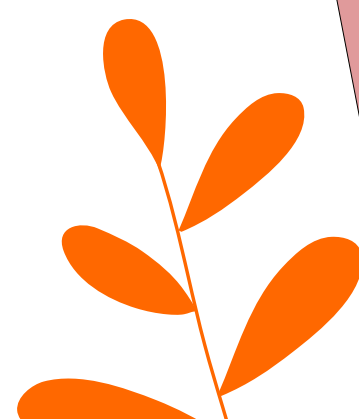
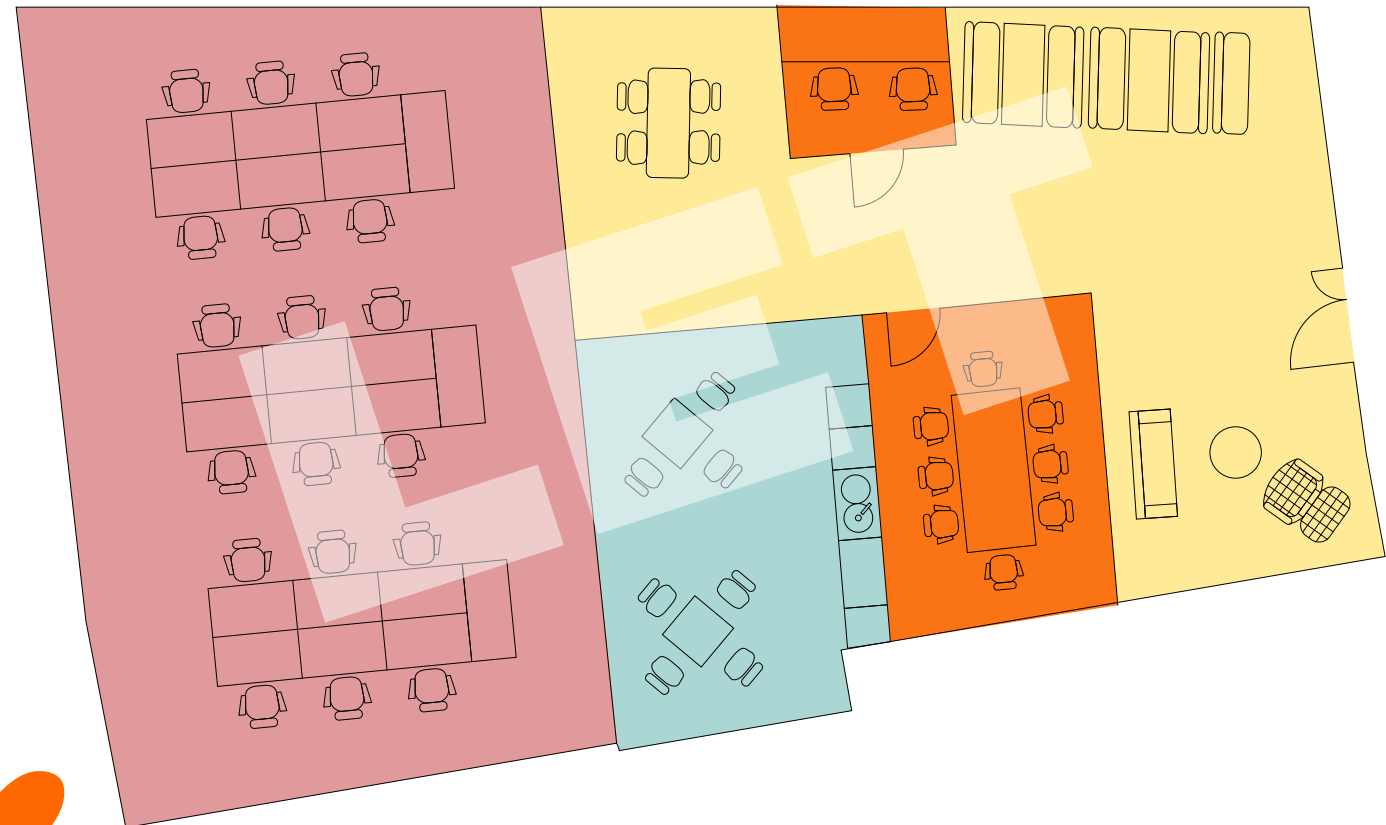
## SUITE 4: LET

GROUND FLOOR  
BLOCK B

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



- 18 X WORKSTATIONS
- PERSON MEETING ROOM
- KITCHEN AREA
- RECEPTION / BREAKOUT AREAS



# BENEFITS OF **CAMPUS**



**5,000 SQ FT WELLBEING, GYM AND FITNESS FACILITY WITH  
BRAND NEW SHOWERS AND CHANGING ROOMS**

YEAR ROUND DIVERSE CALENDAR OF POP UP EVENTS

**BESPOKE WORKPLACE CAMPUS APP**

7,500 SQ FT FRESH AND SUSTAINABLE FOOD OFFERING AT THE "KITCHEN"

**PARKING AT 1:325 SQ FT**

TOWN HALL/CONFERENCE FACILITY ON SITE FOR THE EXCLUSIVE USE OF THE TENANTS

**ESTATE WIDE COMMITMENT TO THE ESG AGENDA INCLUDING WELL  
ACCREDITATION AND NUMEROUS SUSTAINABILITY MEASURES**





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

M4

M4

A33

J11

M4

M4

J10

M4

SHINFIELD STUDIOS



MEREOAK PARK+RIDE

# CONNECTIONS

## By Car

All times from Campus



**1 Min**

Junction 11  
M4

**16 Mins**

Reading  
Train Station

**24 Mins**

Basingstoke  
A33

**26 Mins**

Maidenhead  
M4

**30 Mins**

Newbury  
M4

**31 Mins**

Slough  
M4

**35 Mins**

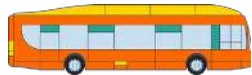
Heathrow Airport  
M4

**50 Mins**

Oxford  
M4 & A34

## By Bus No 600

Buses run frequently  
throughout the day



**6 Mins**

Mereok  
Park & Ride

**17 Mins**

Reading  
Station  
Every 15 minutes

## By Train

All times from  
Reading Station



**12 Mins**

Maidenhead

**23 Mins**

Slough

**23 Mins**

Oxford

**24 Mins**

London  
Paddington

**27 Mins**

Basingstoke

**56 Mins**

Heathrow  
Airport

**1h 1 Min**

Waterloo

**1h 8 Mins**

Bristol

**1h 12 Mins**

Clapham  
Junction

**1h 28 Mins**

Gatwick  
Airport

## Elizabeth Line

All times from  
Reading Station



**22 Mins**

Slough

**38 Mins**

Heathrow

**42 Mins**

Ealing  
Broadway

**50 Mins**

London  
Paddington

**54 Mins**

Bond Street

**55 Mins**

Tottenham  
Court Road

**59 Mins**

Farringdon

**1h 1 Mins**

Liverpool  
Street

**1h 9 Mins**

Canary  
Wharf

# Get in touch



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## A PROJECT BY



**ALCHEMY  
ASSET  
MANAGEMENT**



**TRISTAN**  
CAPITAL PARTNERS

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