



CAMPUS+

FULLY FITTED SUITES READY FOR IMMEDIATE OCCUPATION



CAMPUS + SUMMARY

FULLY FITTED SUITES PROVIDING 14 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 A NEW IDENTITY

CAMPUS

CAMPUS

← RECEPTION

GETTING AROUND





Welcoming double height reception and business lounge

CAMPUS LIFE



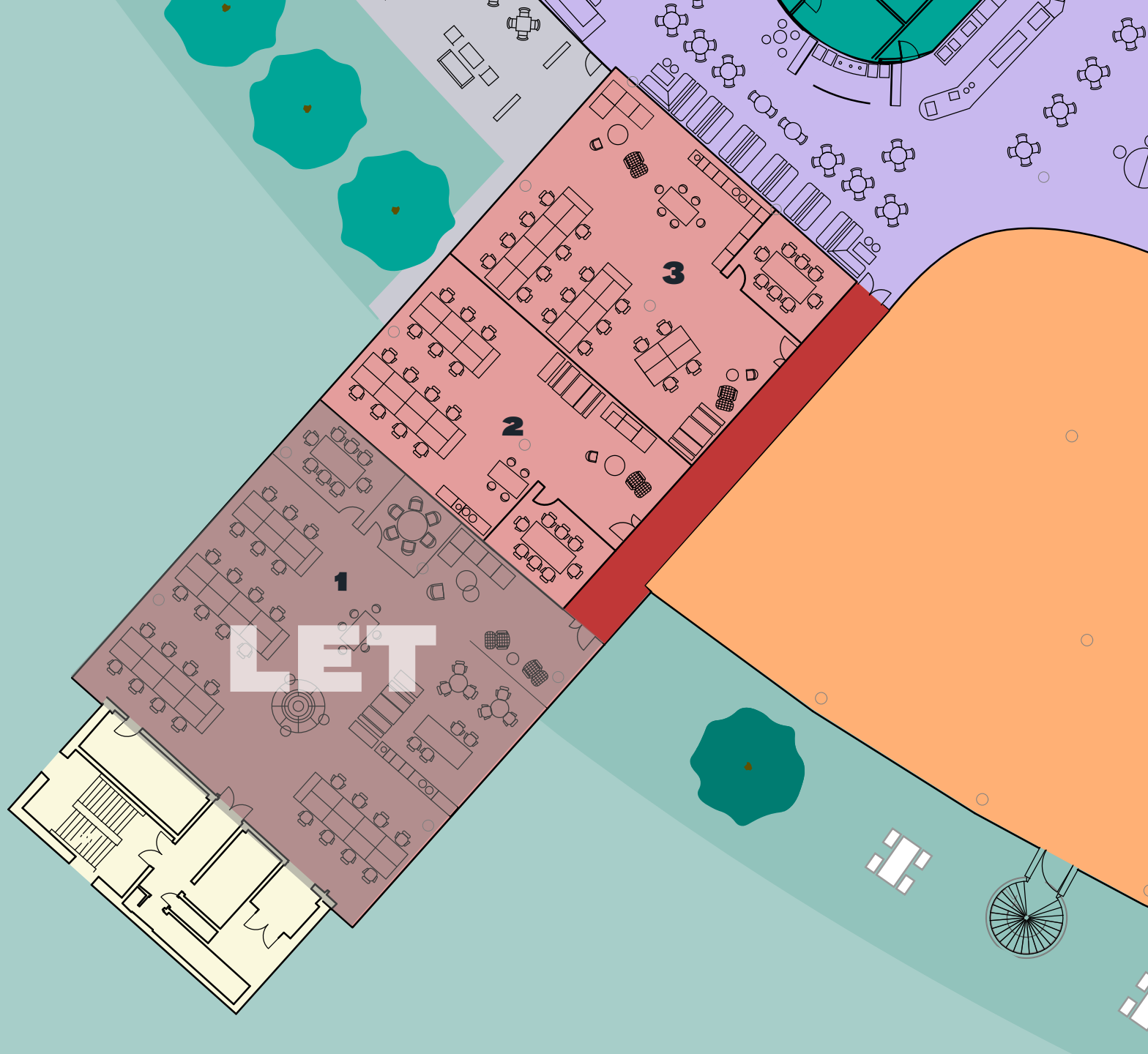
Views of The Kitchen, Town Hall, Gym and Campus Studios.

GROUND FLOOR
BLOCK C

CAMPUS+

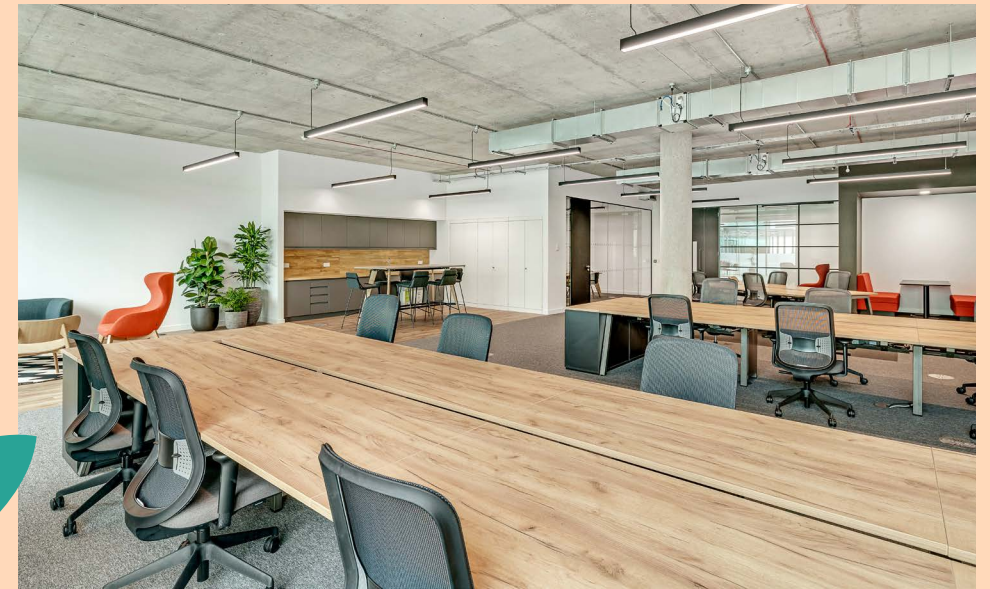
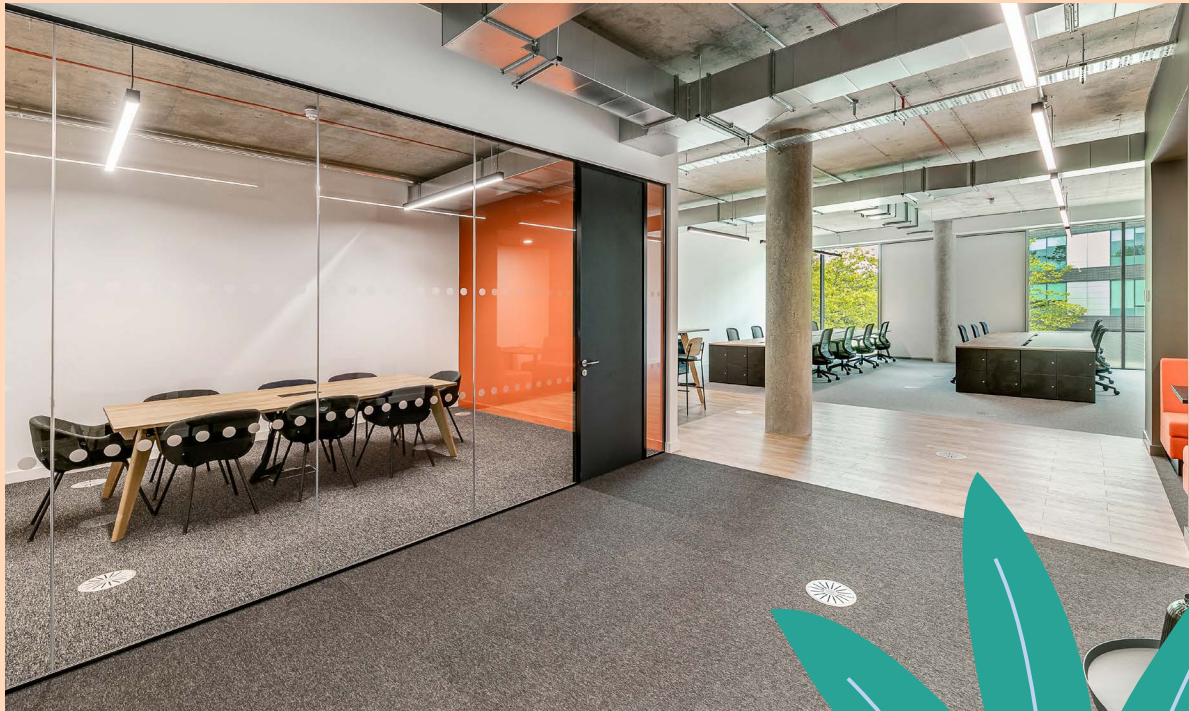
**An outstanding
fitted workspace
ready for immediate
occupation**

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 of 1,523 sq ft. Campus+ provides best-in-class office space, with a contemporary aesthetic. Suites are connected to the fibre backbone to allow immediate connection to an ISP.

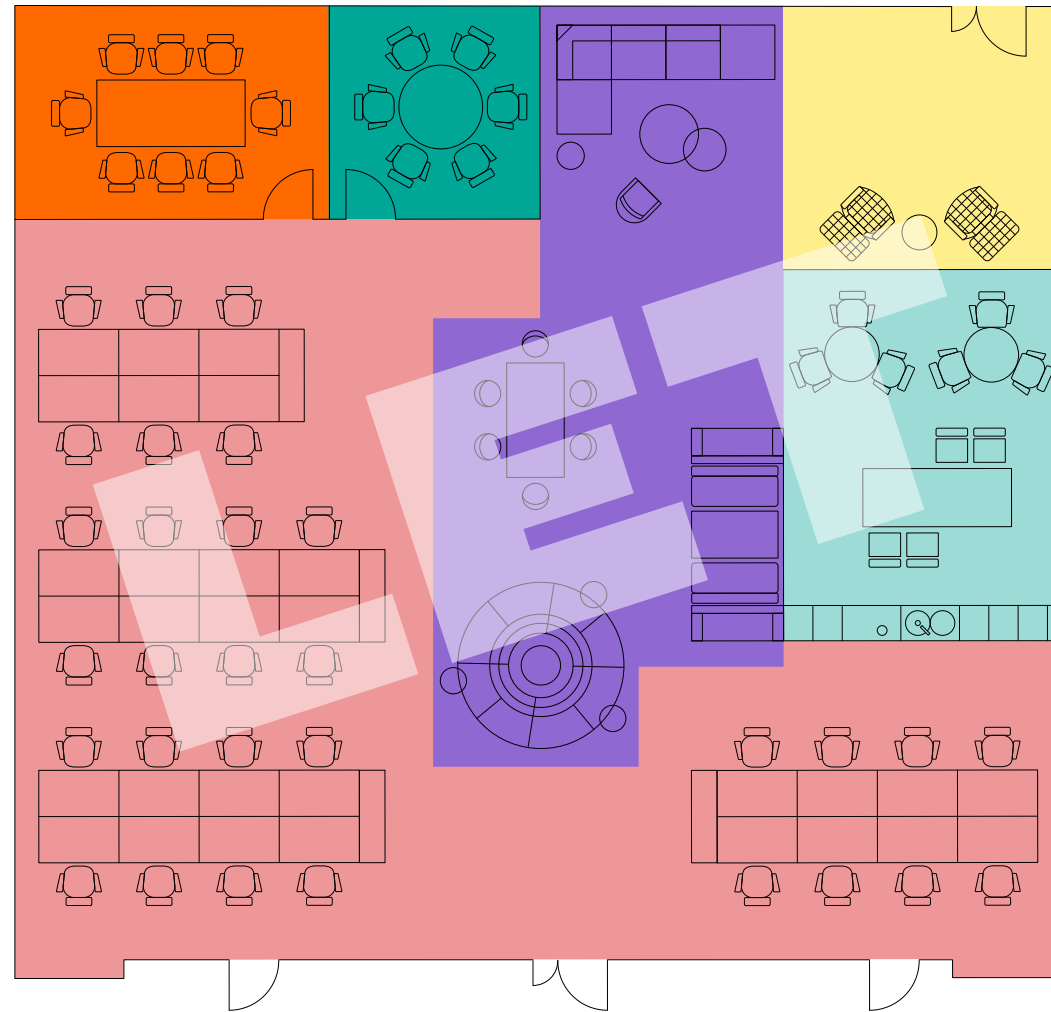
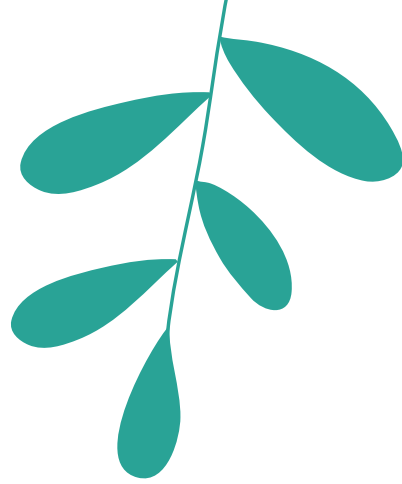
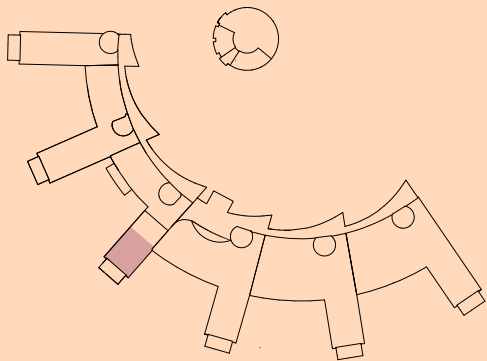


CAMPUS+

SUITE 1: LET

GROUND FLOOR
BLOCK C

**An outstanding
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- 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

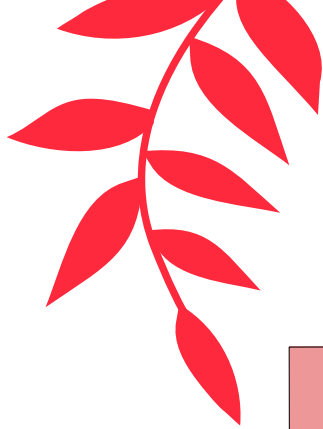
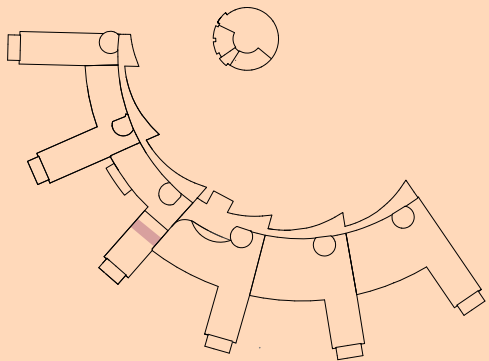


CAMPUS+

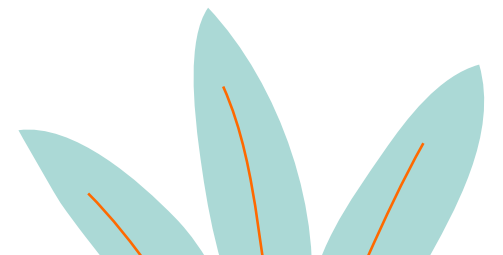
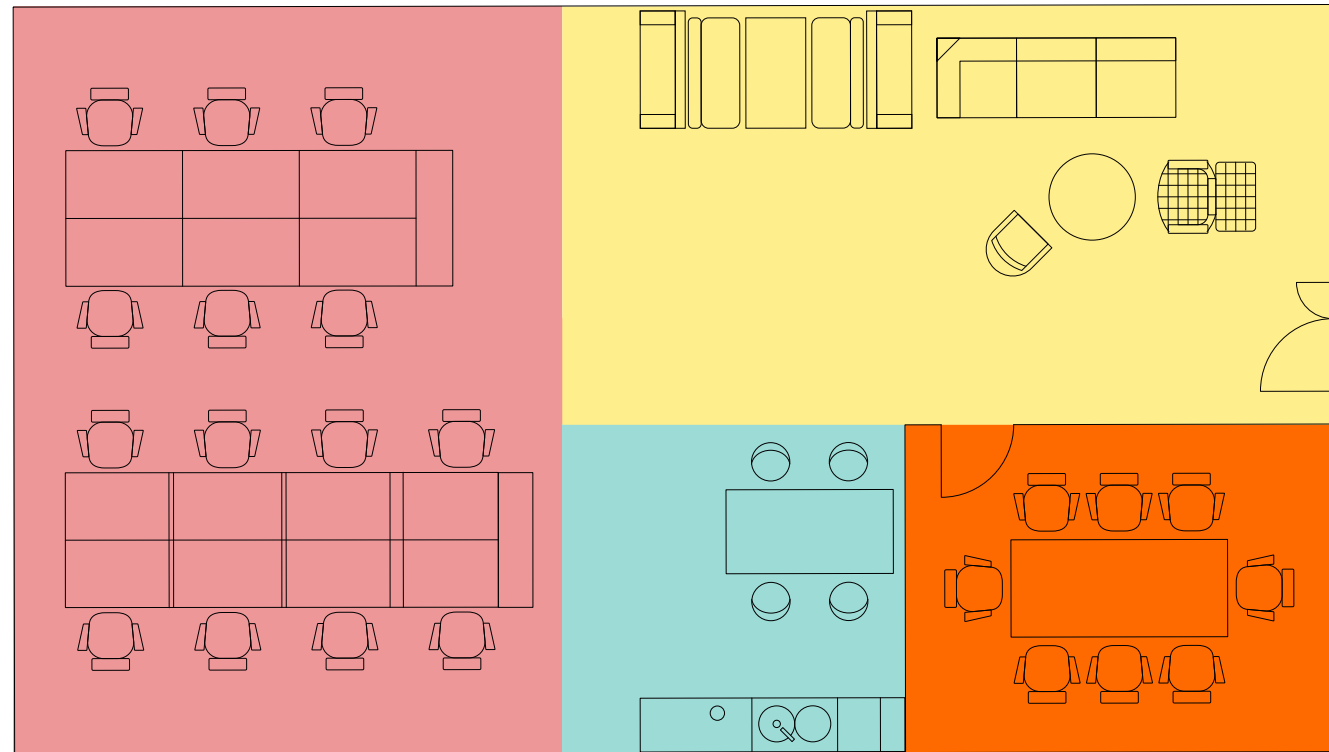
SUITE 2: 1,523 SQ FT

GROUND FLOOR
BLOCK C

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

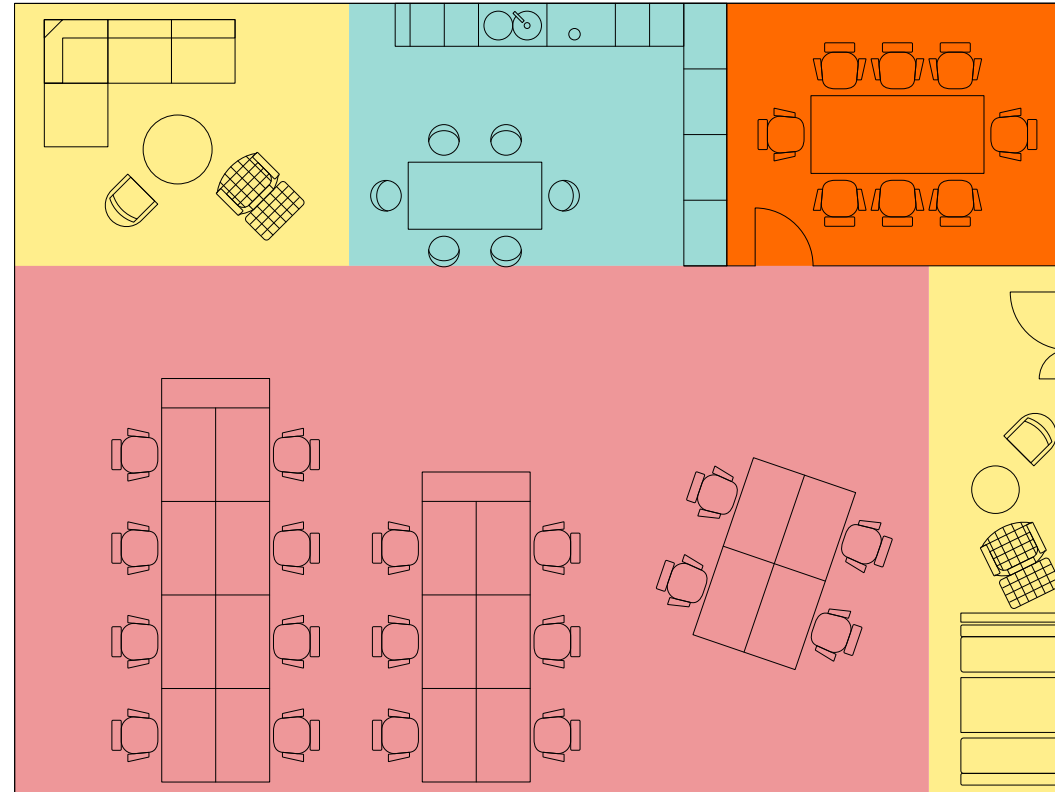
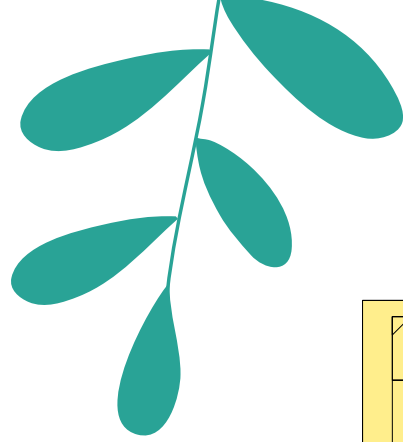
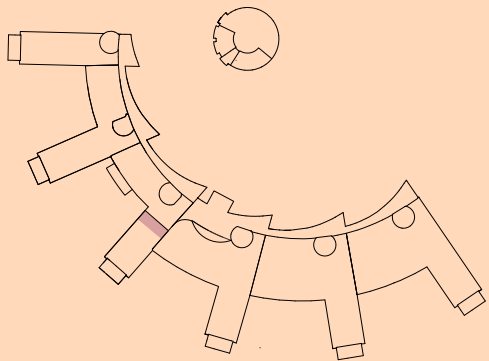


CAMPUS+

SUITE 3: 1,956 SQ FT

GROUND FLOOR
BLOCK C

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

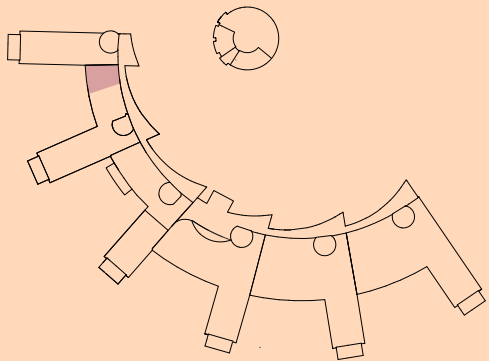


CAMPUS+

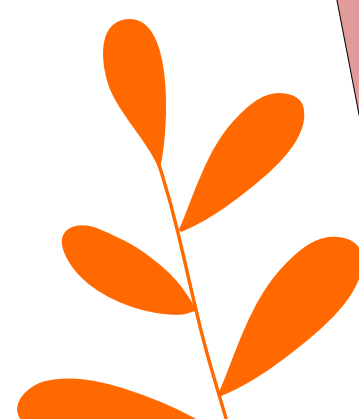
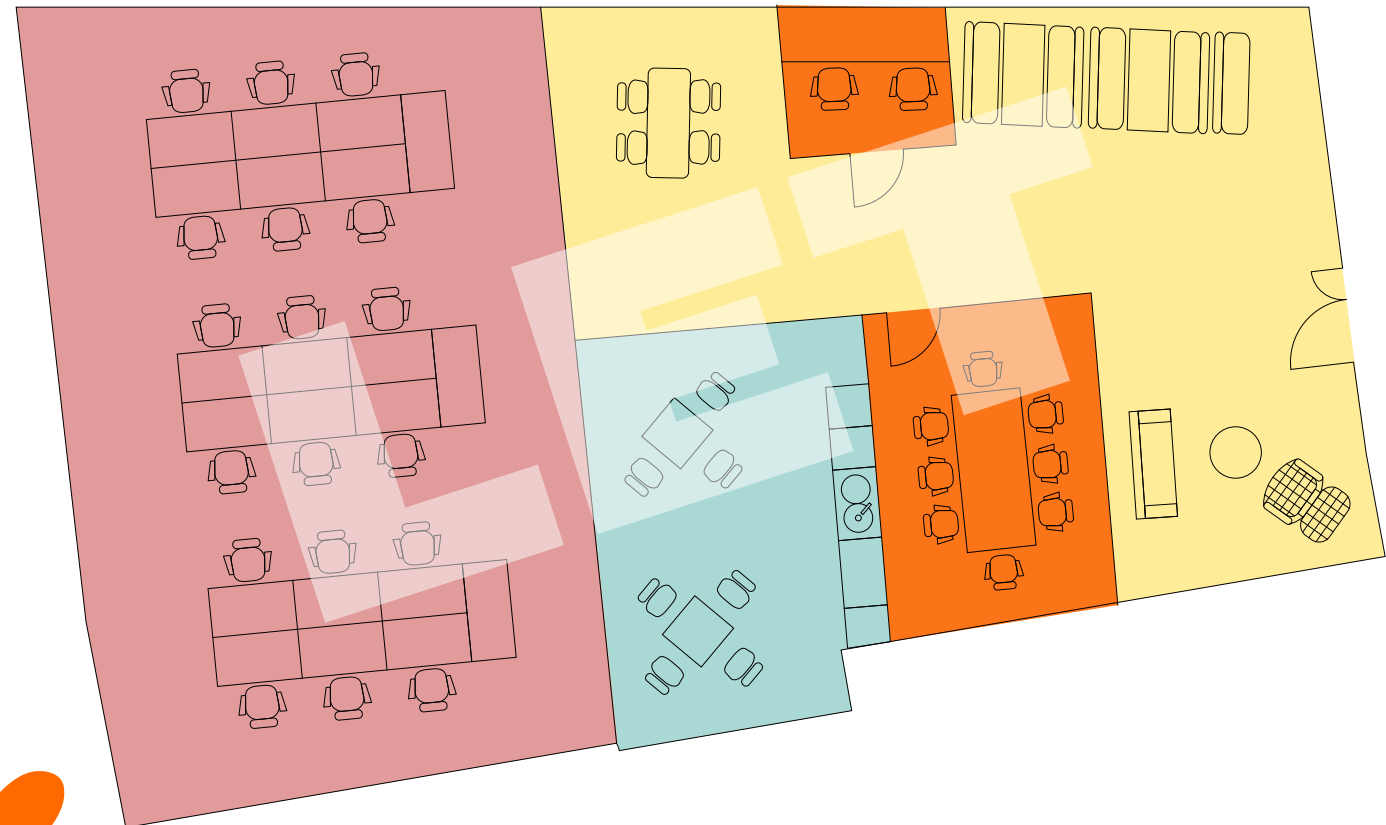
SUITE 4: LET

GROUND FLOOR
BLOCK B

**An outstanding
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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

J10

M4

A33

J11

M4

MEROOAK PARK+RIDE

SHINFIELD STUDIOS



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

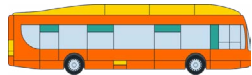
Heathrow Airport
M4

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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