



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.**



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

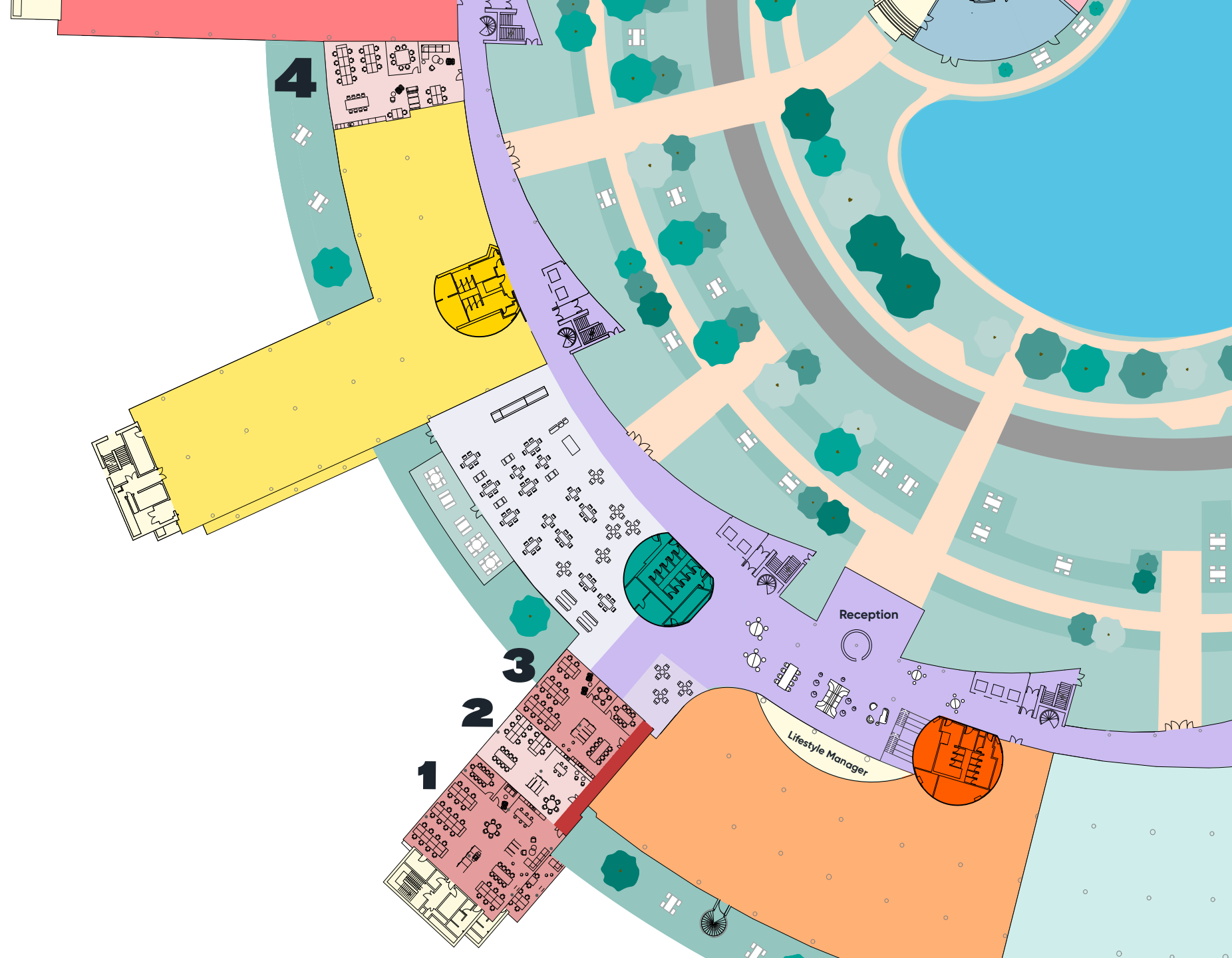
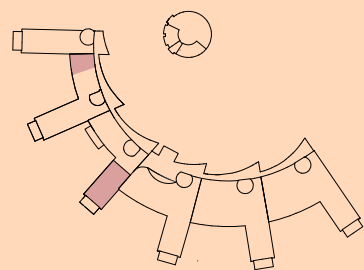
SUITE 2: 1,523 SQ FT

SUITE 3: 1,956 SQ FT

SUITE 4: 1,991 SQ FT

(SUITE 4 WON'T BE AVAILABLE UNTIL LATE 2022)

Suite 4 is located in B Spur Ground floor.
Further information available by request.



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.



An view of suite 1



An view of suite 2

An indicative view of suite 3

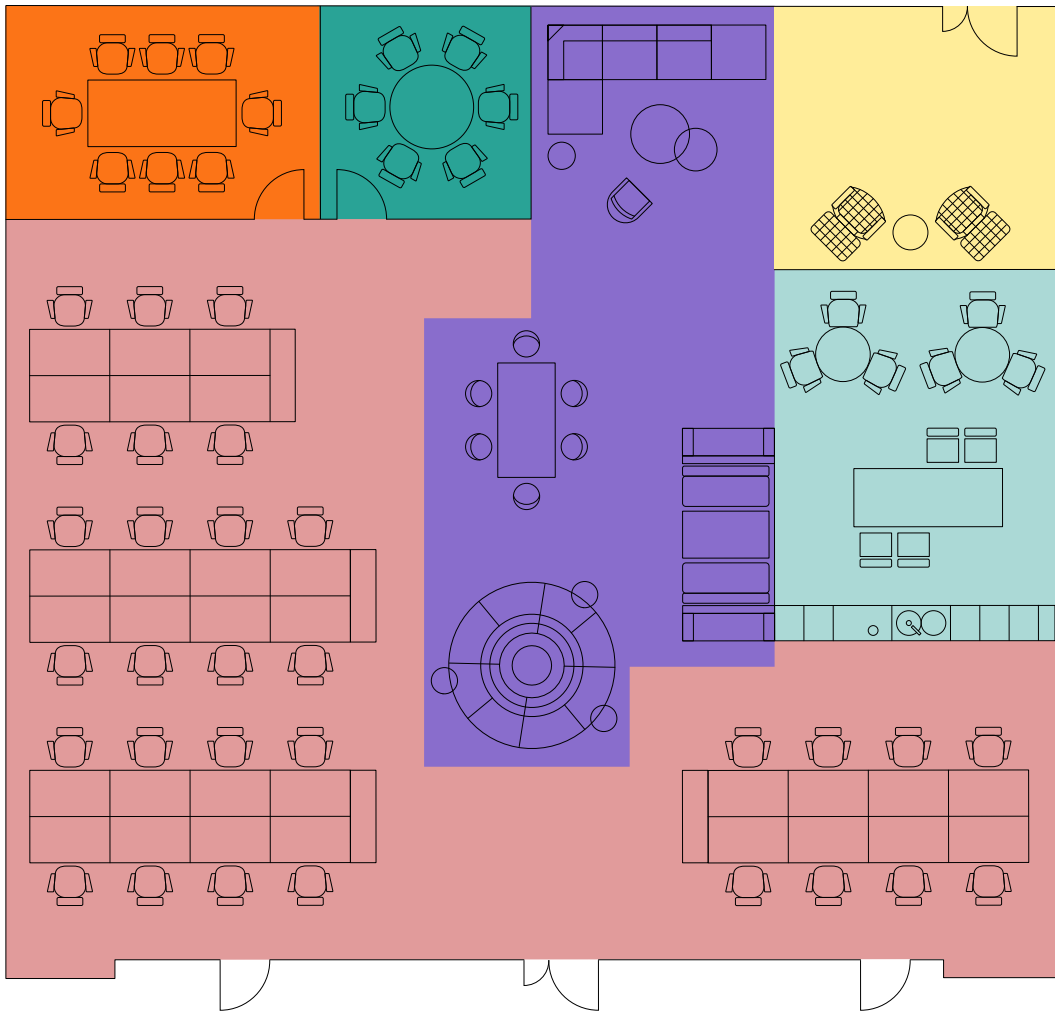
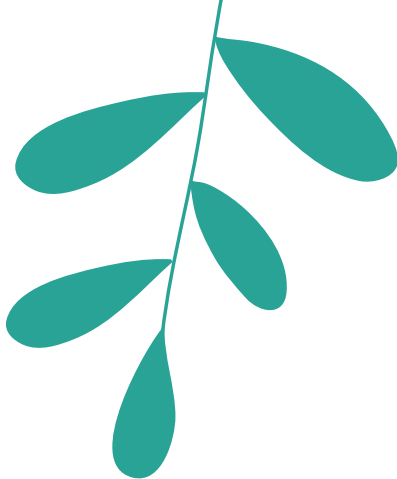
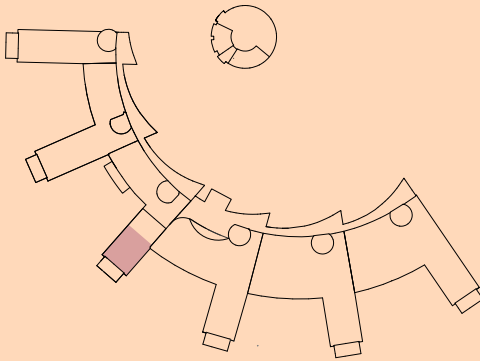


CAMPUS+

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

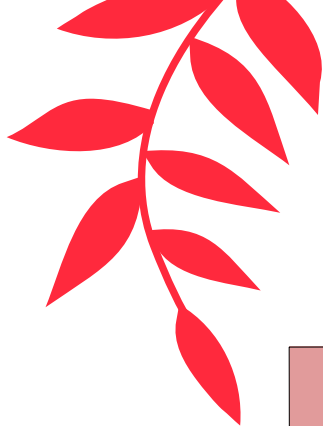
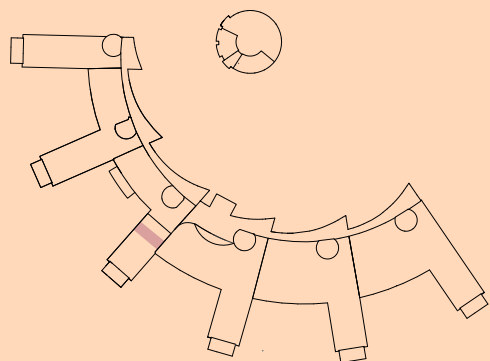


CAMPUS+

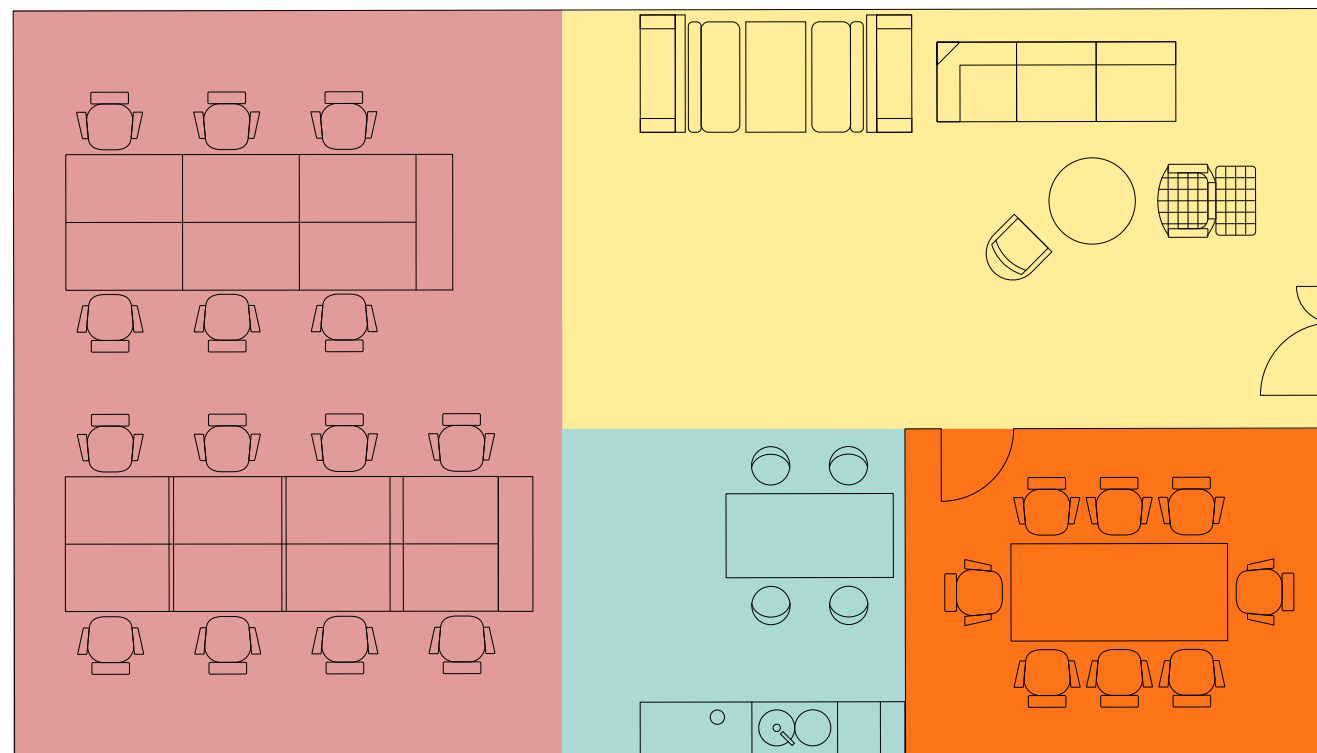
SUITE 2: 1,523 SQ FT

GROUND FLOOR
BLOCK C

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

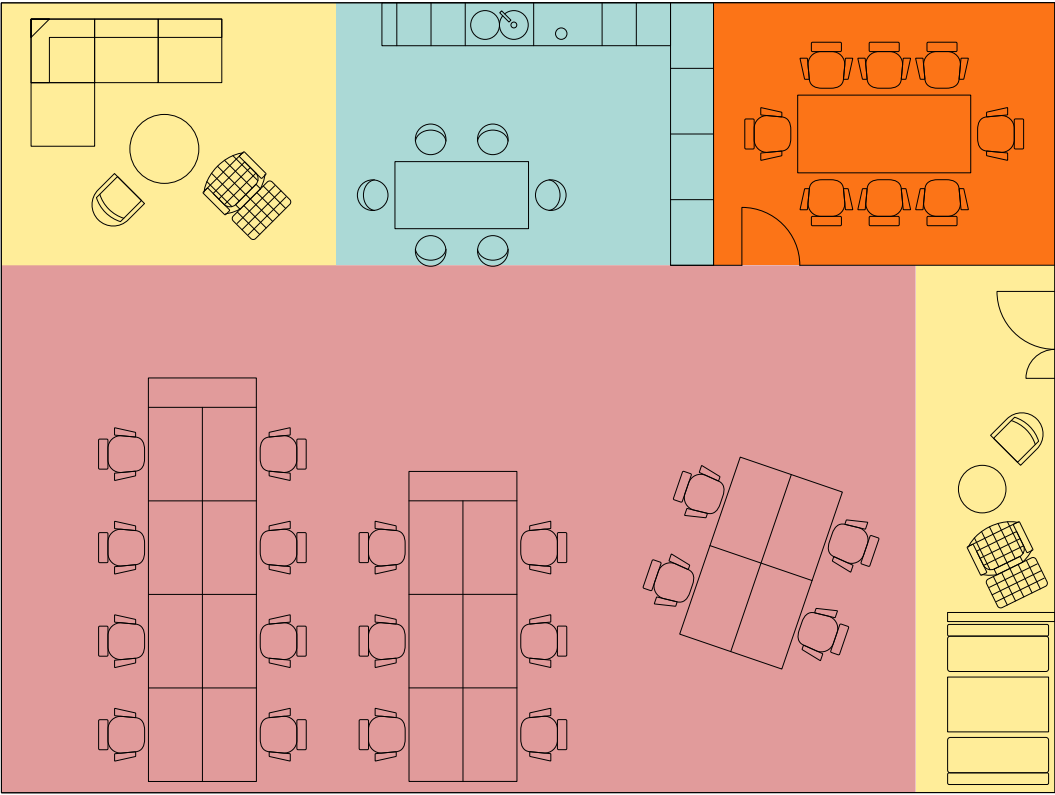
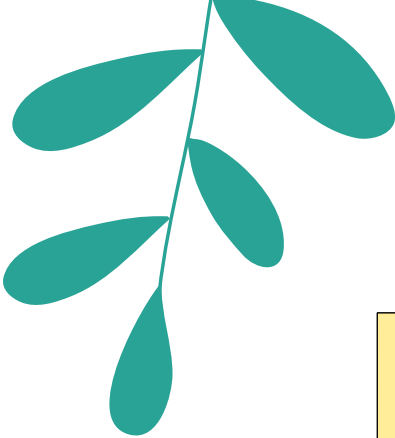
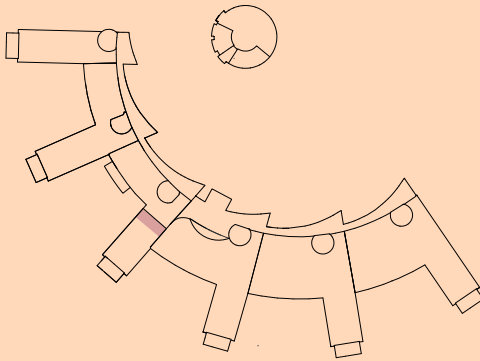


CAMPUS+

SUITE 3: 1,956 SQ FT

GROUND FLOOR
BLOCK C

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

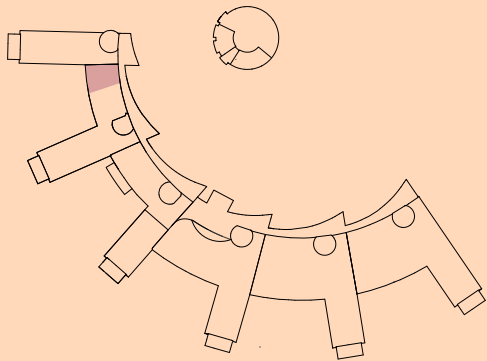


CAMPUS+

SUITE 4: 1,991 SQ FT

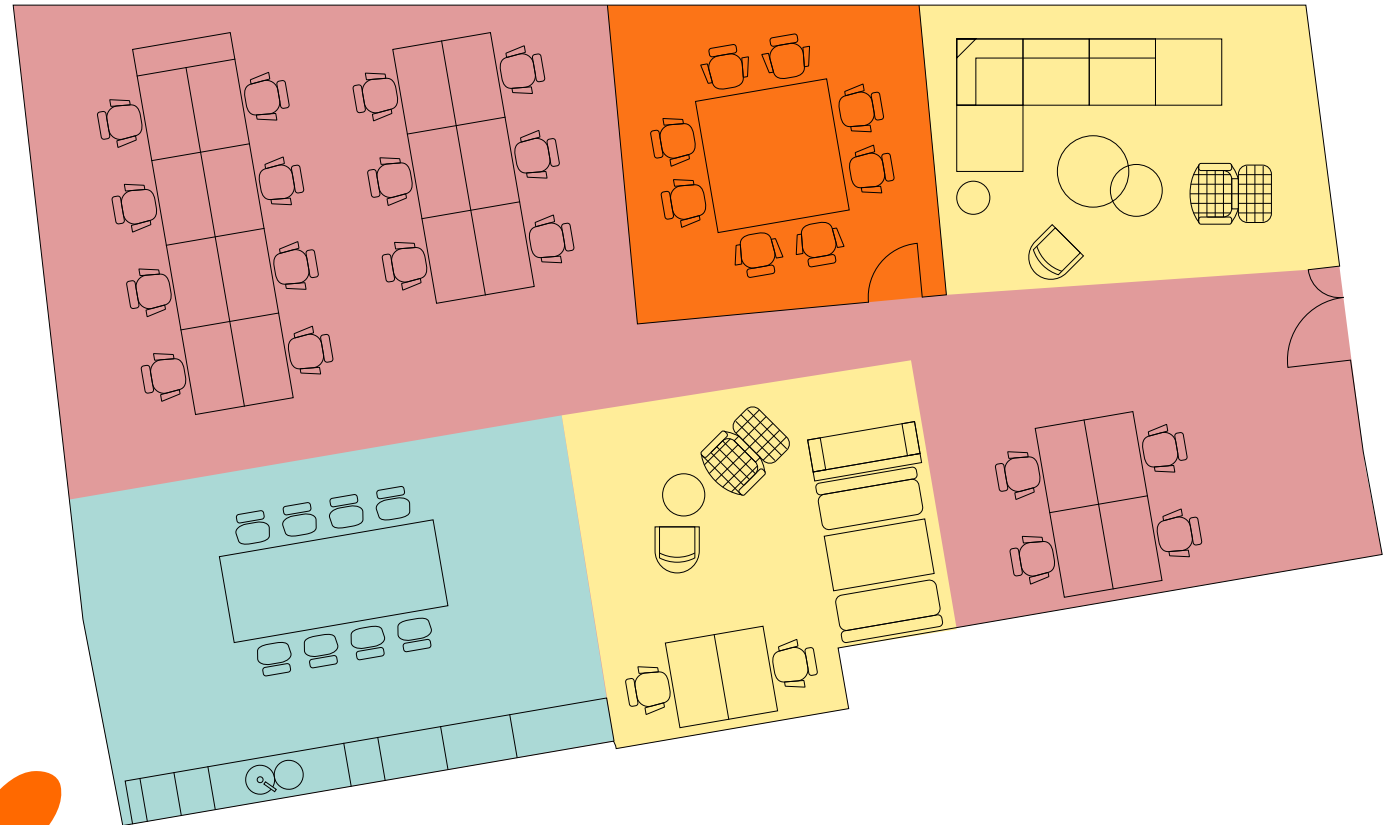
GROUND FLOOR
BLOCK B

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



(SUITE 4 AVAILABLE Q4 2022)

- 18 X WORKSTATIONS
- 1 X 8 PERSON MEETING ROOM
- 1 X 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**





CONNECTIONS

By Car

All times from Campus



1 Min	16 Mins	24 Mins	26 Mins	30 Mins	31 Mins	35 Mins	50 Mins
Junction 11 M4	Reading Train Station	Basingstoke A33	Maidenhead M4	Newbury M4	Slough M4	Heathrow Airport M4	Oxford M4 & A34

By Bus No 600

Buses run frequently throughout the day



6 Mins	17 Mins
Mere oak Park & Ride	Reading Station Every 15 minutes

By Train

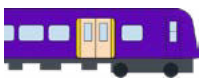
All times from Reading Station



12 Mins	23 Mins	23 Mins	24 Mins	27 Mins	56 Mins	1h 1 Min	1h 8 Mins	1h 12 Mins	1h 28 Mins
Maidenhead	Slough	Oxford	London Paddington	Basingstoke	Heathrow Airport	Waterloo	Bristol	Clapham Junction	Gatwick Airport

Elizabeth Line

All times from Reading Station



22 Mins	38 Mins	42 Mins	50 Mins	54 Mins	55 Mins	59 Mins	1h 1 Mins	1h 9 Mins
Slough	Heathrow	Ealing Broadway	London Paddington	Bond Street	Tottenham Court Road	Farringdon	Liverpool Street	Canary Wharf

Get in touch



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A PROJECT BY



**ALCHEMY
ASSET
MANAGEMENT**



TRISTAN
CAPITAL PARTNERS

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