



CAMPUS

READING INTERNATIONAL

SITE PLAN

Busy Bees Nursery

The Farmhouse

CAMPUS
STUDIOS

Block A

Block B

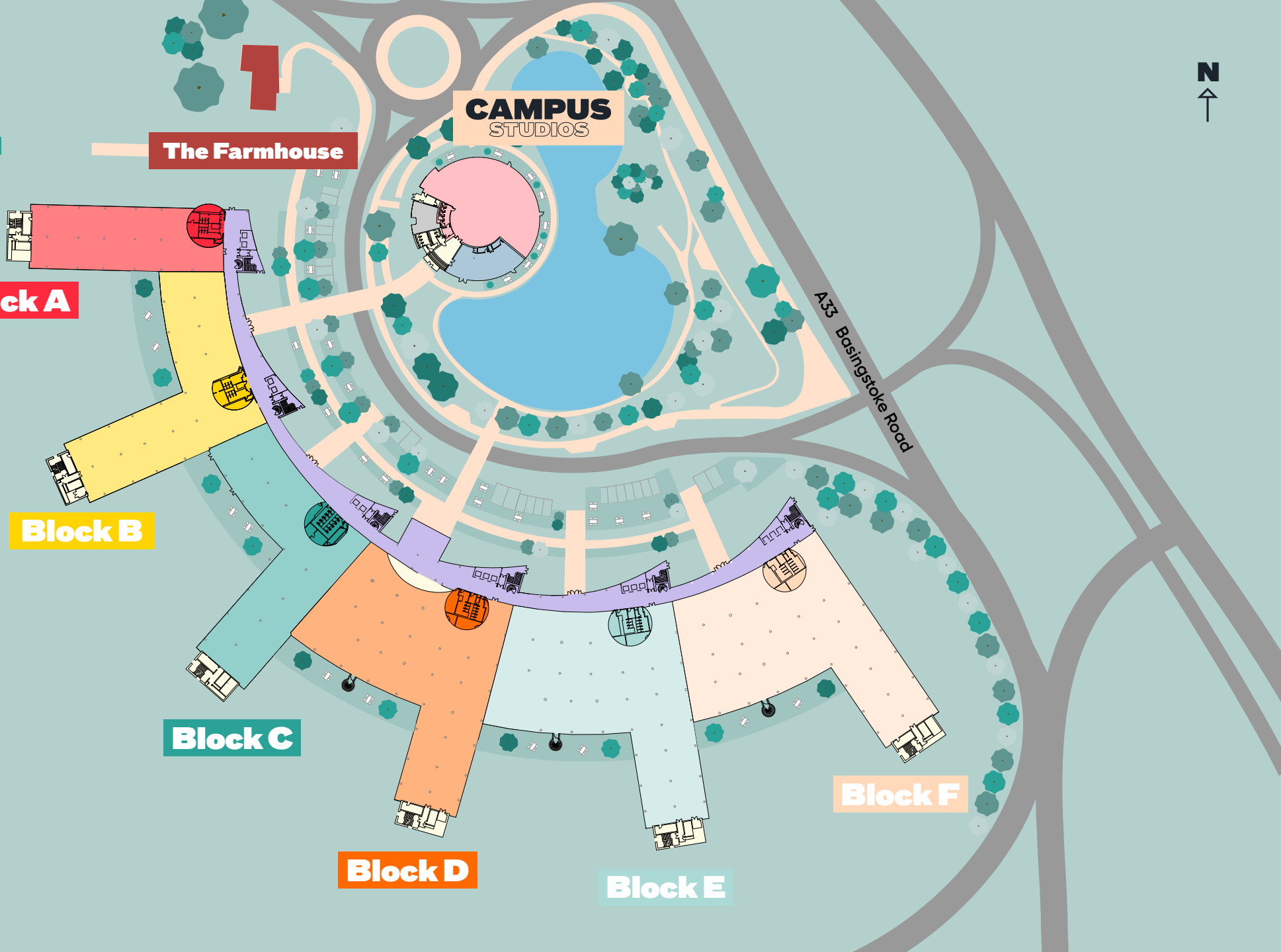
Block C

Block D

Block E

Block F


A33 Basingstoke Road





FIND YOUR FIT

FLOOR	AREA (SQ FT)	AREA FROM (SQ FT)
3	53,055	6,257
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+	4,807	1,523
TOTAL	199,640	

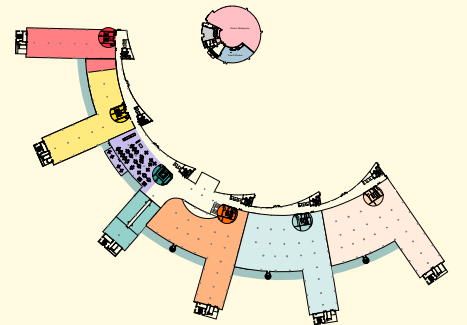


FIND YOUR FIT

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	11,368	6,250	11,395	6,257	11,369	6,416							53,055
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				Investec Verizon		Investec			–	21,092
G	11,370	13,752	Verizon				4,807	–	Verizon	1,991	Mavenir	6,942	38,862
TOTAL	59,176	25,501	22,734	17,587	22,699	16,004	4,807	–	9,806	8,307	9,862	6,942	199,640

All areas are IPMS3

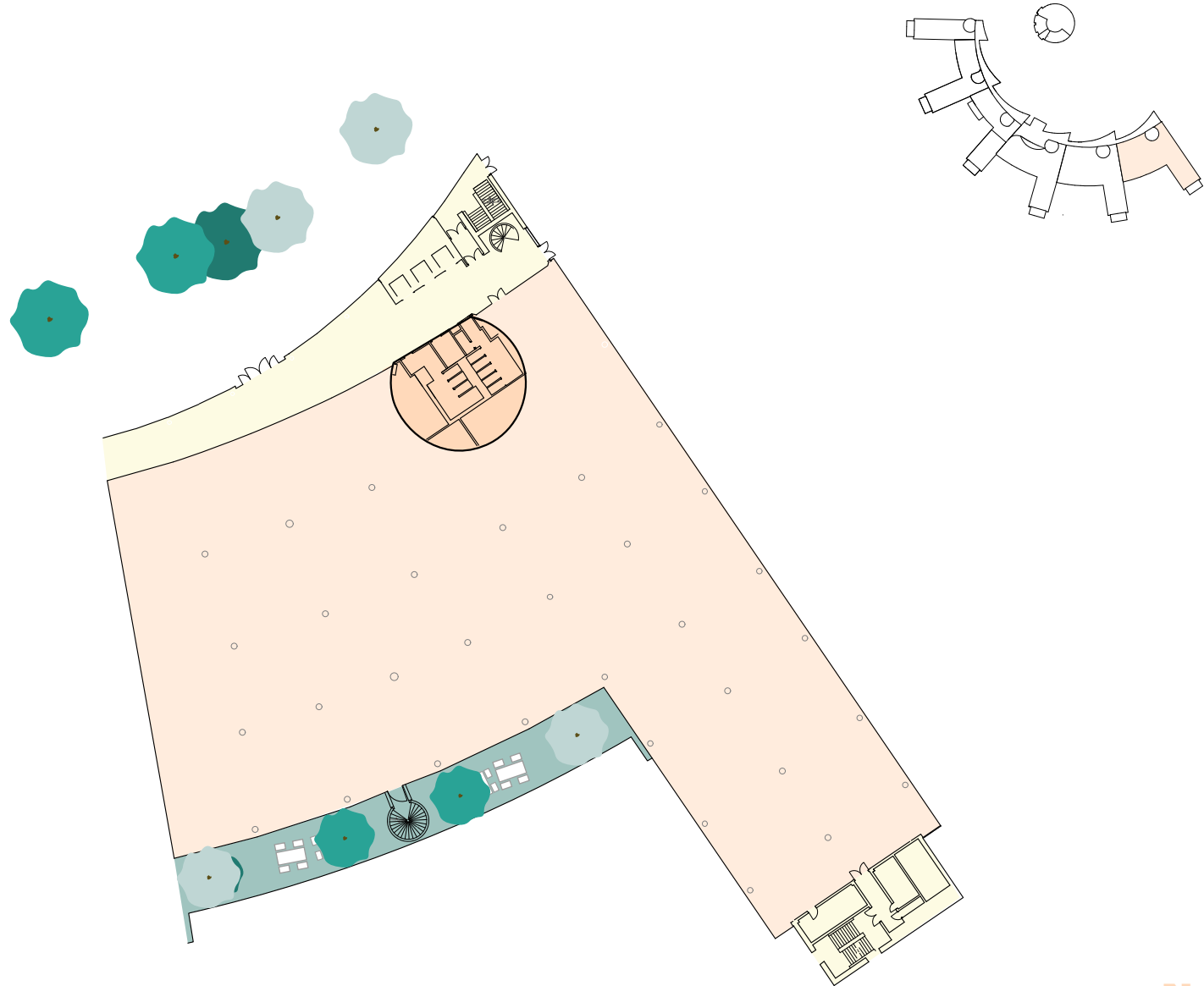
[VIEW 3D STACKER](#)



GROUND FLOOR

F

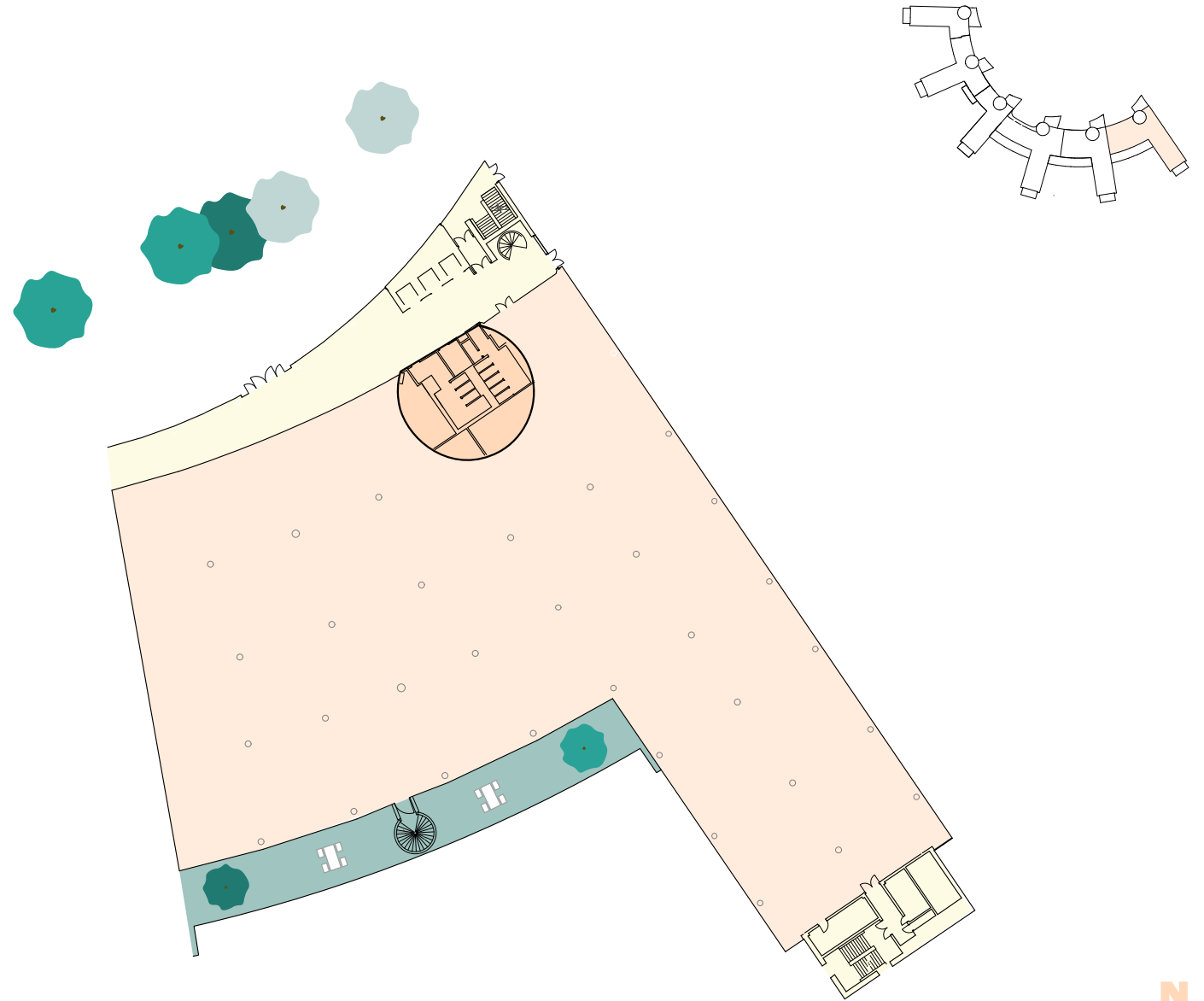
25,122 sq ft
Available Space



FIRST FLOOR

F

21,092 sq ft
Available Space



SECOND FLOOR

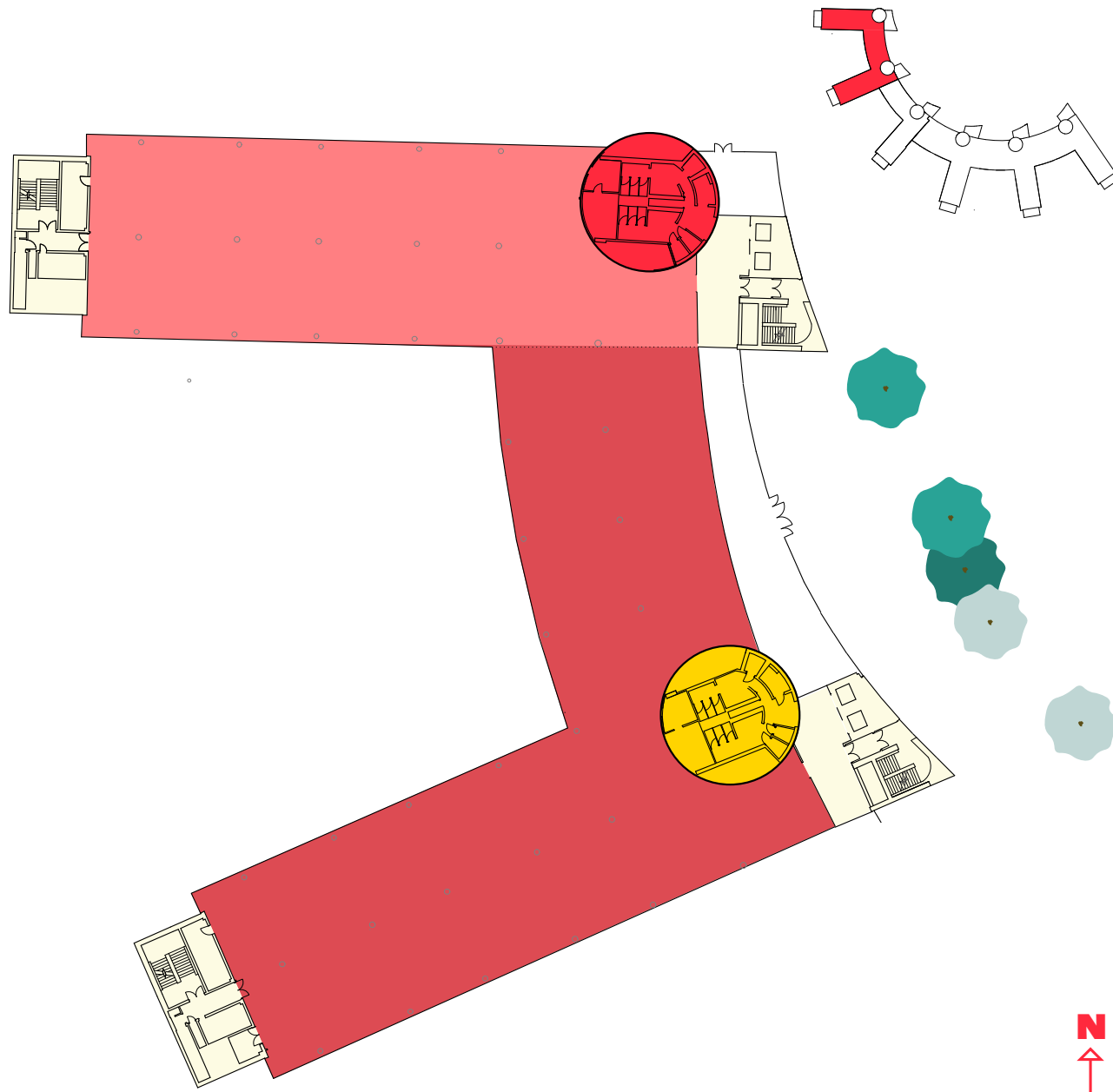
A-B

25,984 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 9,862 sq ft

Suite 2: 16,122 sq ft



SECOND FLOOR

D-F

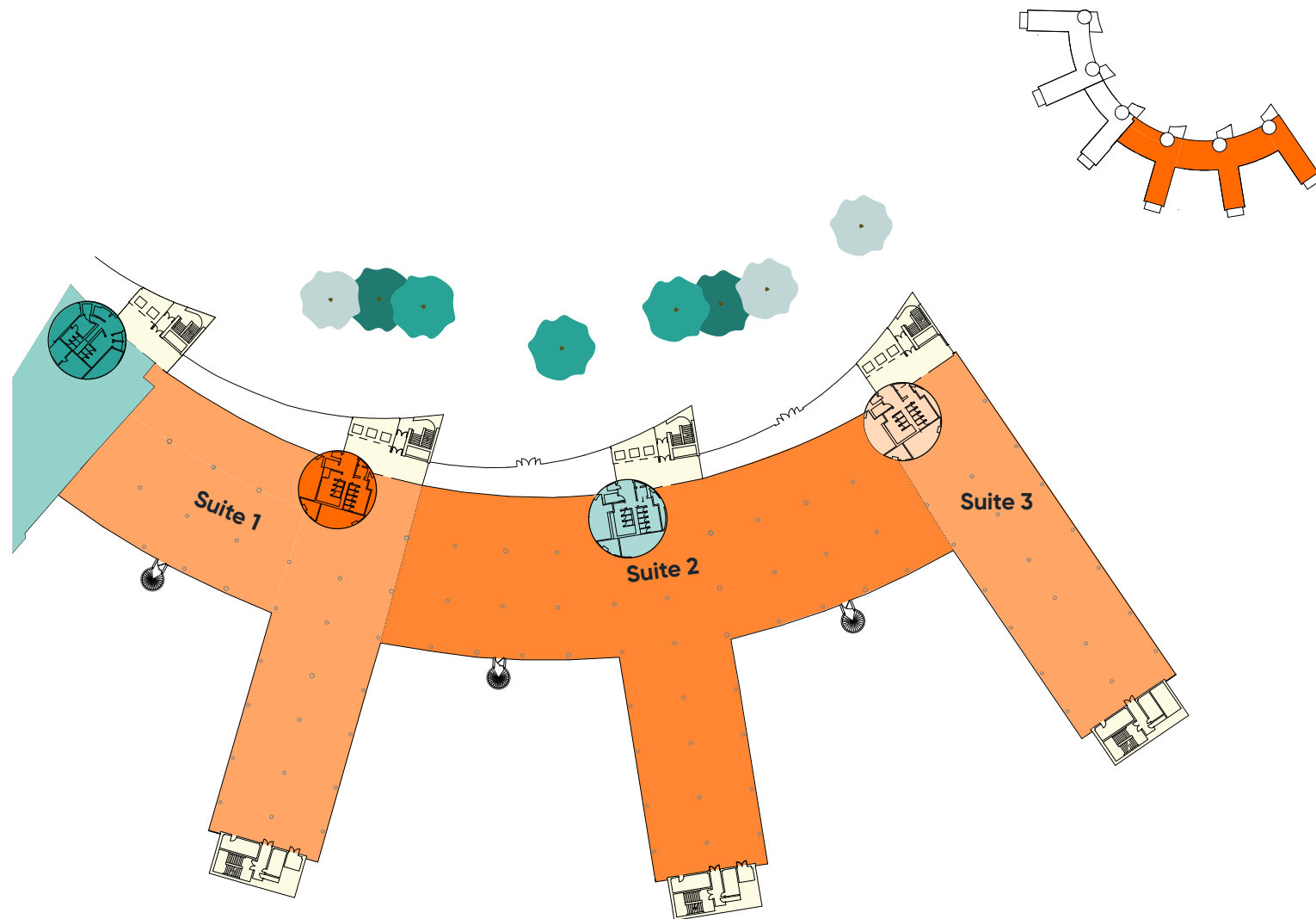
62,638 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 20,918 sq ft

Suite 2: 30,378 sq ft

Suite 3: 11,342 sq ft



THIRD FLOOR

D-F

53,005 sq ft
on a single floor

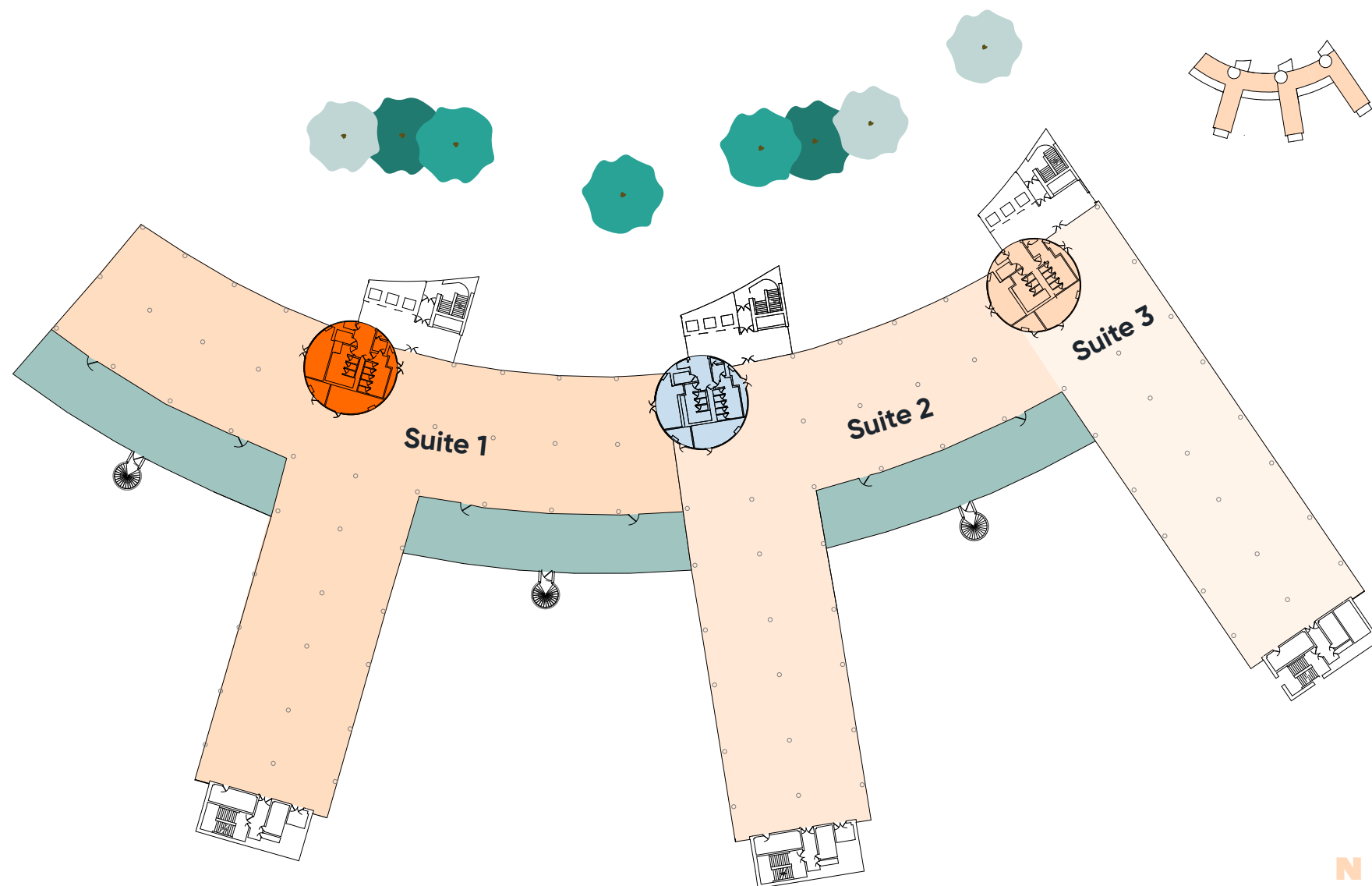
Indicative split
options & combinations

Suite 1: 24,042 sq ft

Suite 2: 17,645 sq ft

Suite 3: 11,368 sq ft

[VIEW GALLERY](#)

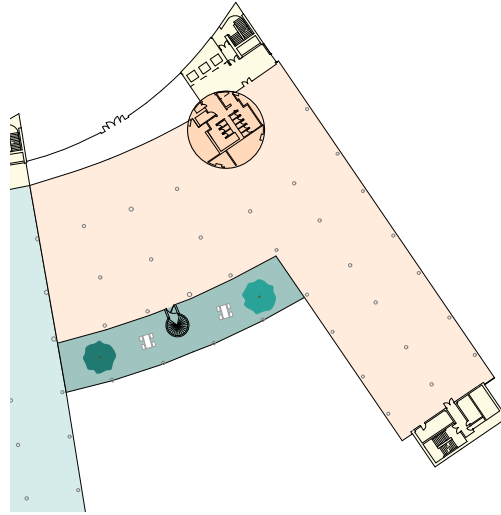


F Block

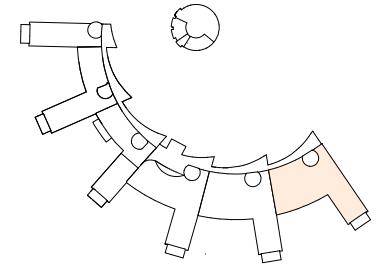
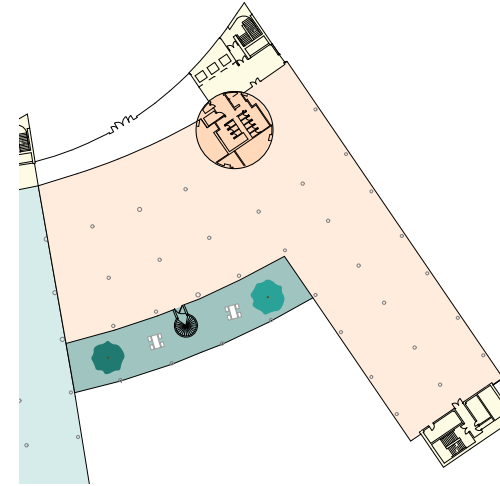
**A self contained
building of
84,704 sq ft
on all four floors**

Ground: 25,122 sq ft
First: 21,092 sq ft
Second: 20,845 sq ft
Third: 17,645 sq ft

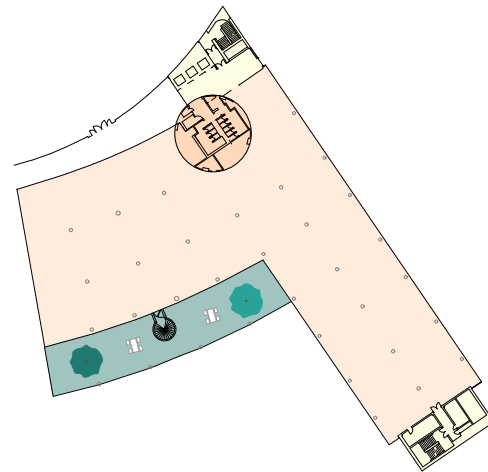
GROUND



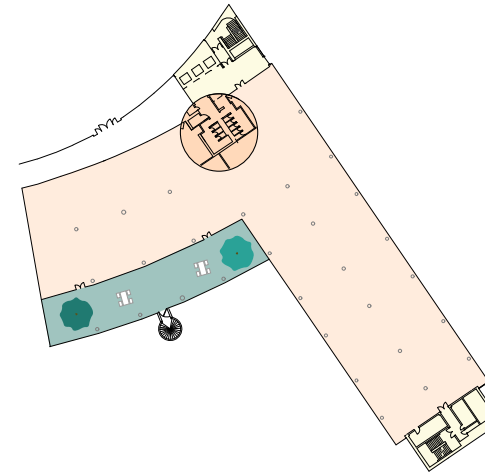
FIRST



SECOND

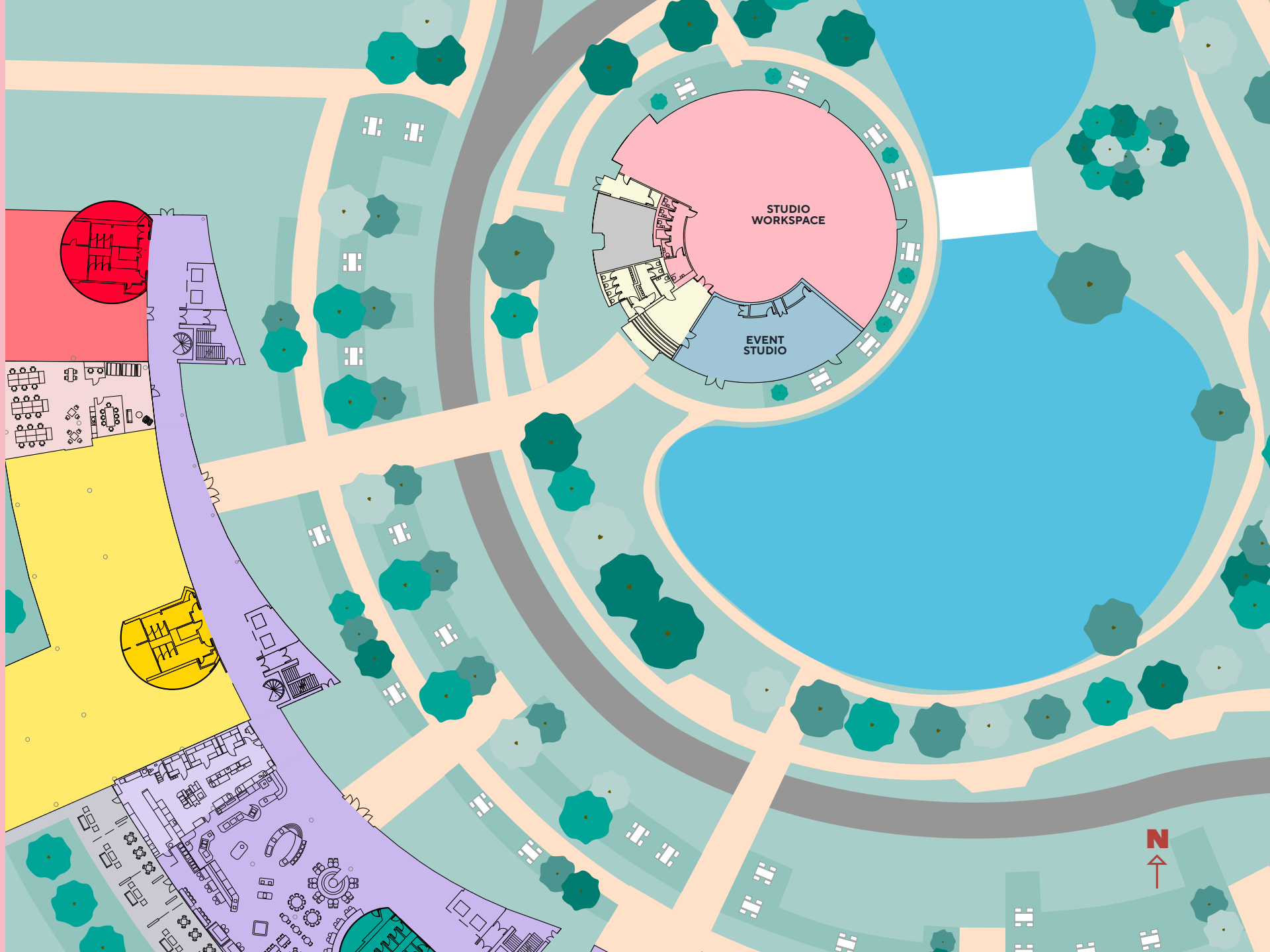
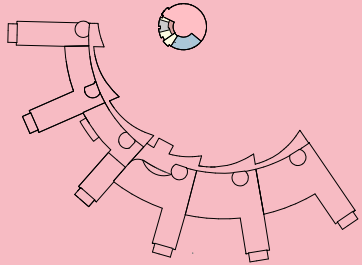


THIRD



CAMPUS STUDIOS

6,942 sq ft
Available Space



Busy Bee's Nursery

The Bee Hive

The Farmhouse

Allotment

CAMPUS
STUDIOS

STUDIO
WORKSPACE

EVENT
STUDIO

Trim Trail & Outdoor
gym equipment

A33 Basingstoke Road

THE
KITCHEN

RECEPTION

BUSINESS
LOUNGE

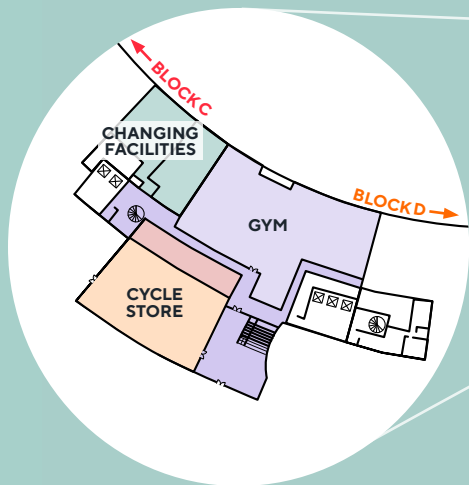
TOWN HALL

GYM

THE STREET

CAMPUS+

LOWER
GROUND



GROUND FLOOR
BLOCK C

CAMPUS+

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

SUITE 1: 3,284 SQ FT

SUITE 2: 1,523 SQ FT

SUITE 3: LET

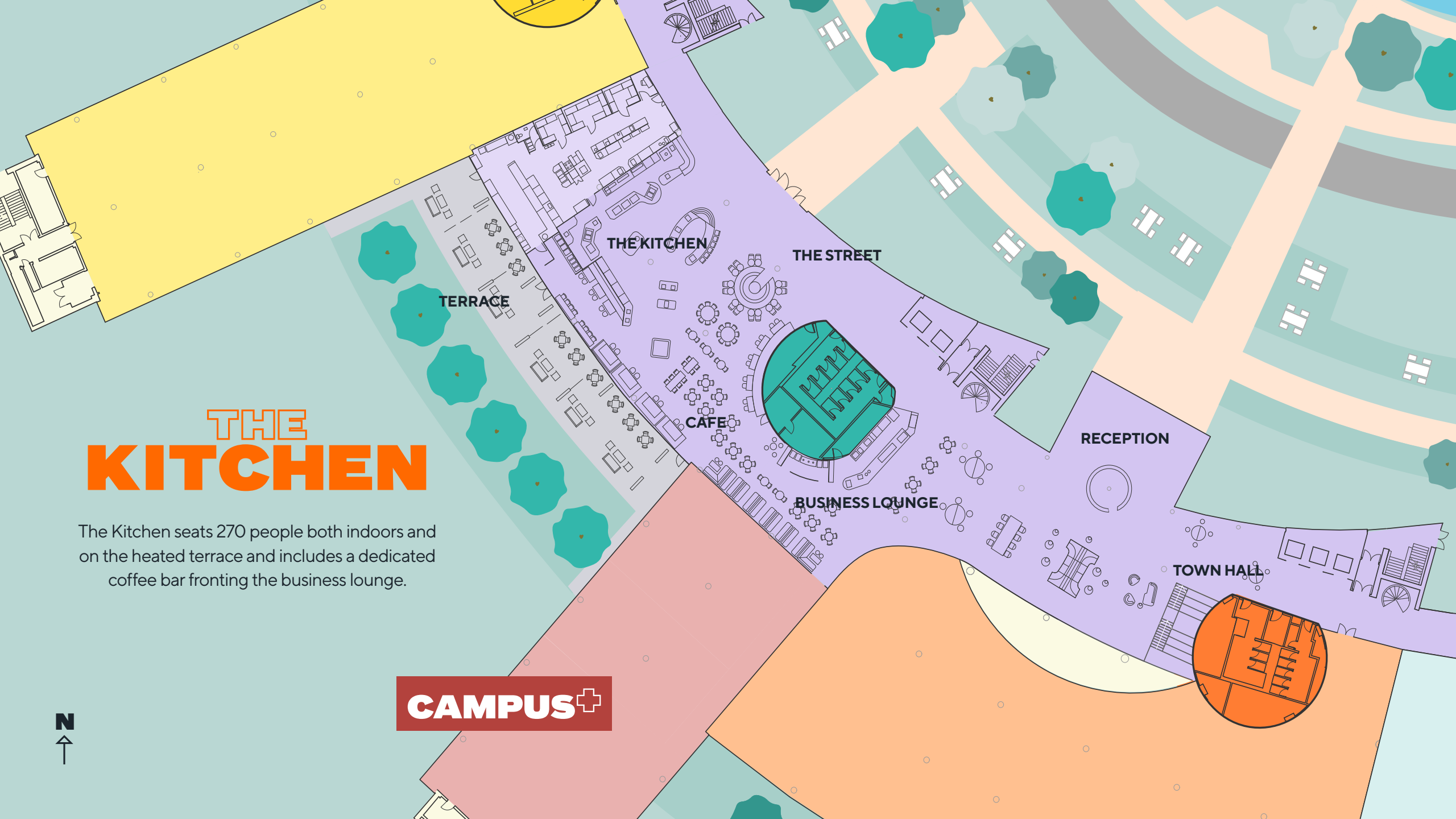
SUITE 4: LET



THE KITCHEN

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

CAMPUS+



Get in touch



RICHARD HARDING

07730 817 019
020 3362 4349
richardharding@brayfoxsmith.com

TOBY LUMSDEN

07796 444 379
020 7629 5456
tobylumsden@brayfoxsmith.com

campus-reading.com

A PROJECT BY



**ALCHEMY
ASSET
MANAGEMENT**



TRISTAN
CAPITAL PARTNERS

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. November 2023.



JONATHAN GARDINER

07870 555 703
020 7409 8828
jgardiner@savills.com

STUART CHAMBERS

07870 999 339
020 7075 2883
stuart.chambers@savills.com

