

CAMPUS





**JOIN A DIVERSE AND
ENGAGING COMMUNITY OF
LIKE-MINDED, AMBITIOUS
COMPANIES IN ONE OF THE
MOST PROMINENT &
HIGH-PROFILE BUILDINGS
IN THE READING & THAMES
VALLEY AREA.**



**WELCOME TO THE FUTURE
OF WORKING**

TENANT SIGNAGE OPPORTUNITIES AVAILABLE

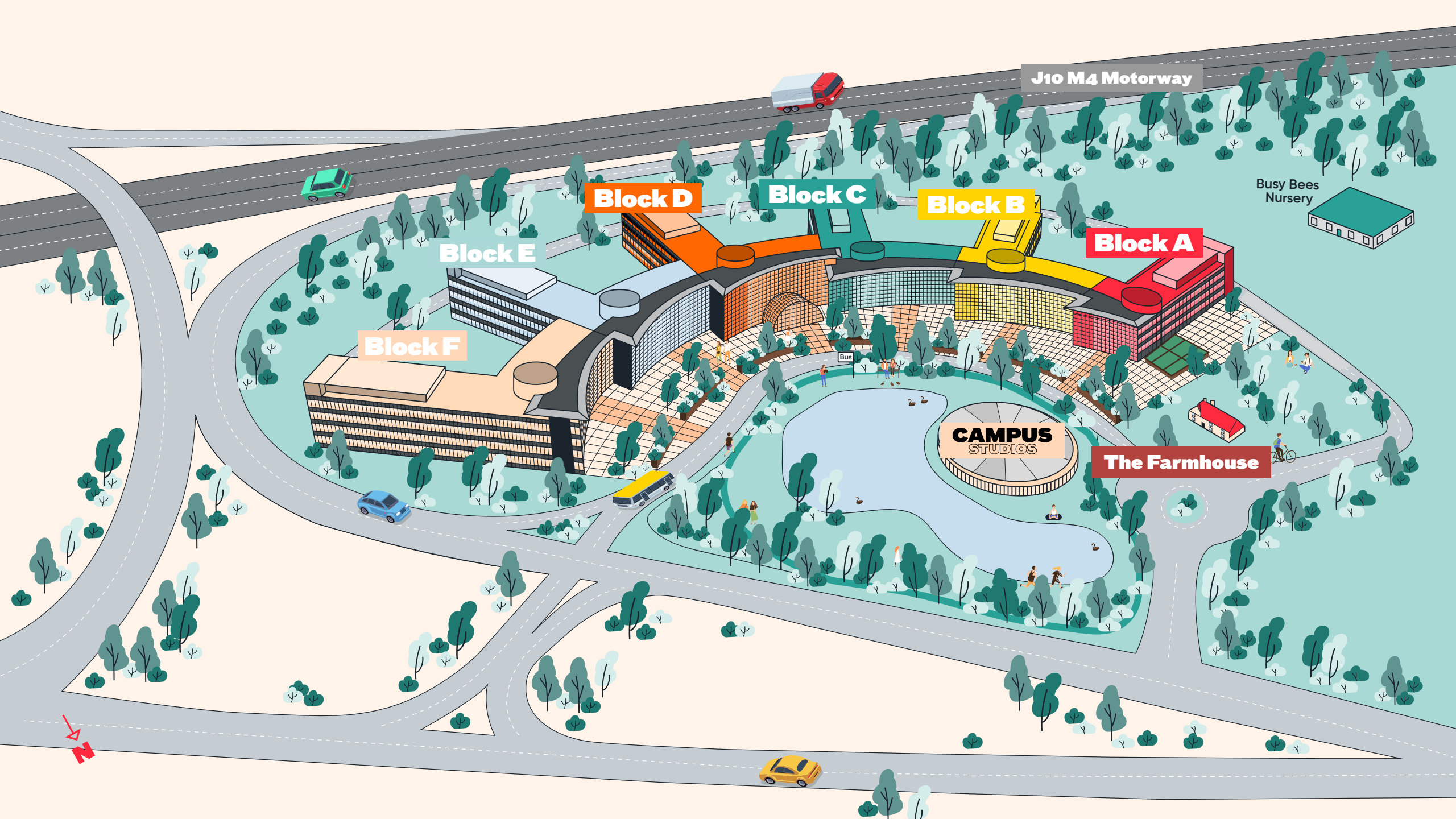


OCUPY THE M4'S MOST
PROMINENT OFFICE CAMPUS



JOIN THE CAMPUS COMMUNITY





J10 M4 Motorway

Block D

Block C

Block B

Block A

Block E

Block F

Busy Bees Nursery

CAMPUS STUDIOS

The Farmhouse





Welcoming double height reception and business lounge

CAMPUS LIFE



Campus Events



Community



Year round on site events programme lead by Customer Experience Manager

- OFFICE AREAS
- COMMUNAL AREAS

Busy Bee's Nursery

The Bee Hive

The Farmhouse

CAMPUS STUDIOS

Allotment

Trim Trail & outdoor gym equipment

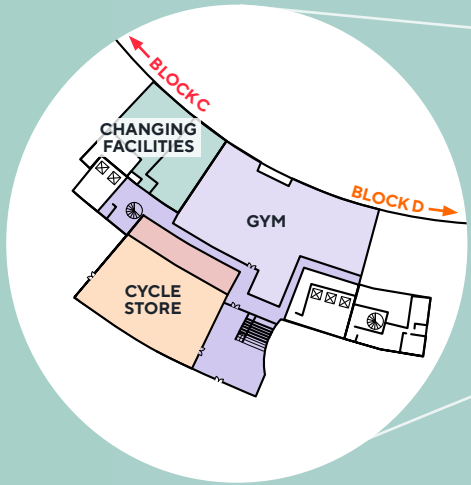
STUDIO WORKSPACE

EVENT STUDIO

THE KITCHEN

A33 Basingstoke Road

LOWER GROUND



TERRACE

RECEPTION

CAFE

BUSINESS LOUNGE

TOWN HALL

THE STREET



Meeting Pods, free to use by employees at Campus



Dedicated Trim Trail



Busy Bees - On site day nursery



Campus Shuttle Bus linking Reading town centre, Campus and Mereok Park and Ride



The Farmhouse - Leased to Sport in Mind on a pro bono basis to support a key local charity



Campus Kitchen provides a diverse food and drink offer to suit all tastes

THE KITCHEN



An open inviting space for staff and visitors alike



A broad range of food options that changes daily

INCREDIBLY
DIVERSE, EVER
CHANGING
FOOD AND
DRINK OFFERS



Pop in to the coffee bar to get your morning fix

HEALTHY EATS & QUICK BITES

Grab a quick lunch to go, or enjoy a leisurely lunch break or meeting on the terrace

OUR FOOD OFFERING

Enjoy fresh, sustainably sourced food prepared in our on site kitchens daily



CAMPUSFIT

5,000 sq ft of market leading wellbeing, gym and fitness space, available exclusively for the use of the tenants at Campus



CAMPUSFIT

Example timetable

ONLINE CLASSES/ON DEMAND				
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
7.15 – 7.45 GRIT Cardio Fitness Studio	-	7.15 – 8.15 Body Balance Fitness Studio	-	7.15 – 7.45 Fitness Studio ON DEMAND
-	10.30 – 11.15 Fitness Studio ON DEMAND	-	10.30 – 11.15 Fitness Studio ON DEMAND	-
-	12.15 – 12.45 Body Pump Fitness Studio	12.15 – 13.05 RPM Fitness Studio	-	12.15 – 12.45 CORE Fitness Studio
14.00 – 16.00 Fitness Studio ON DEMAND	-	14.00 – 16.00 Fitness Studio ON DEMAND	-	14.00 – 16.00 Fitness Studio ON DEMAND
17.15 – 18.00 Body Pump Fitness Studio	17.15 – 18.00 Body Balance Fitness Studio	17.15 – 17.45 GRIT Cardio Fitness Studio	17.15 – 18.05 RPM Fitness Studio	-
18.15 – 18.45 GRIT Athletic Fitness Studio	18.15 – 19.00 Body Combat Fitness Studio	18.15 – 18.45 Body Pump Fitness Studio	-	-

LOWER GROUND (ON SITE)			
MONDAY	TUESDAY	WEDNESDAY	THURSDAY
-	-	-	7.15 – 7.45 Function Fit ON SITE
12.10 – 12.50 Box Fit ON SITE	12.15 – 12.45 Function Fit ON SITE	12.10 – 12.50 Spinning ON SITE	-
17.30 – 18.00 Function Fit ON SITE	-	-	-



Typical Events Calendar

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
Weekly yoga	Weekly yoga	Weekly yoga	Weekly yoga	Weekly yoga	Weekly yoga
Monthly book club	Monthly book club	Monthly book club	Monthly book club	Monthly book club	Monthly book club
Better with Money Webinar	Valentines Day Celebration	Well-being Festival	Sustainability month Volunteer opportunities to litter pick, seasonal allotment launch, meet the bees	Mental Health Awareness Week Online Masterclass, Lunch and Learn around the theme of 'community'	Large scale summer event
	Pancake Race	Easter Event - Farm day and outdoor easter egg hunt	Monthly Mental Health Walk and Talk	Monthly Mental Health Walk and Talk	Monthly Mental Health Walk and Talk
		Puppy Therapy	Launch of the CAMPUS cycling club	Promotion to encourage sustainable commuting	Sport in Mind x CAMPUS Fundraiser event
		NHS x CAMPUS - What's your blood type event			

JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Weekly yoga	Weekly yoga	Weekly yoga	Weekly yoga	Weekly yoga	Weekly yoga
Monthly book club	Monthly book club	Monthly book club	Monthly book club	Monthly book club	Monthly book club
Monthly Mental Health Walk and Talk	Volunteering for Reading Pride Event	Large scale Return to work event	Halloween Scavenger Hunt and Crafts	Supporting local education - Reading University visit to CAMPUS	Large scale Christmas activation
Viewing of the 2025 Women's European Championships	Monthly Mental Health Walk and Talk	Monthly Mental Health Walk and Talk	Monthly Mental Health Walk and Talk		
Viewing of Wimbledon		Viewing of Women's Rugby World Cup			
		Meet the bees, introduction of CAMPUS honey produced from bees			





CAMPUS STUDIOS EVENT SPACE

SPECTACULAR SPACE FOR WELLNESS & EVENTS



Event space available for occupiers of Campus to use by arrangement at nil cost

A DIVERSE CALENDAR OF EVENTS



OUR FULL TIME CUSTOMER EXPERIENCE MANAGER IS DEDICATED TO DELIVERING YOUR EXCITING YEAR-ROUND EVENTS CALENDAR.



Charity events at The Farmhouse



Street food



Mixology workshops



Socials



Christmas carols at Campus Studios

CAMPUS CONNECTED APP

Our bespoke workplace app, designed specifically with our occupiers in mind, streamlines your experience at Campus.

Available to download from app stores, the innovative Campus app facilitates contactless door access, lifestyle and wellness services, amenity booking with e-commerce payment facilities, surveys and polls, geo-fenced notifications, event ticketing, news and now benefits more than 1,500 registered users.



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



Dedicated conference and event studio



Campus Life app



All year-round events programme

SECOND FLOOR

D-F

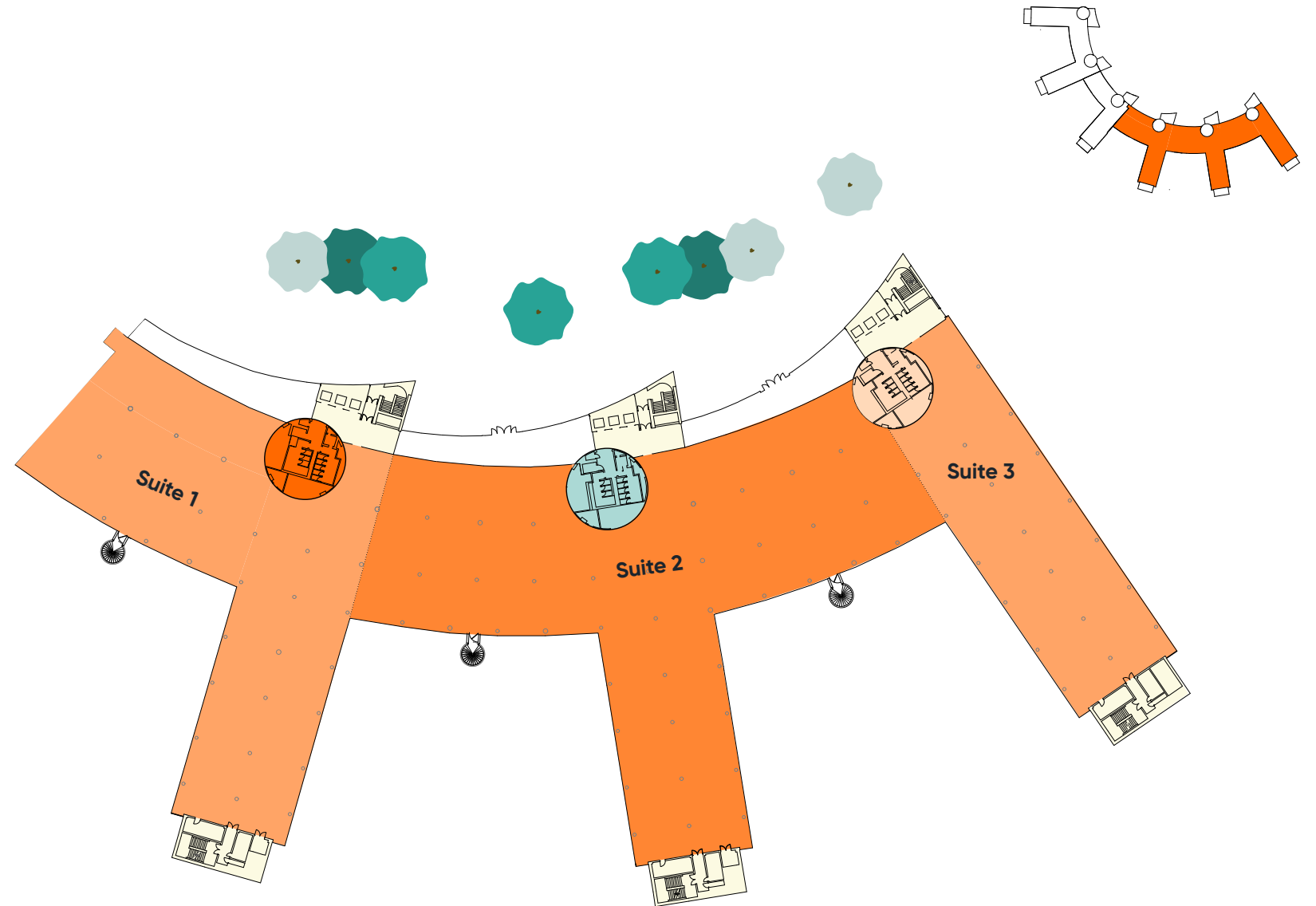
62,638 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 20,918 sq ft

Suite 2: 30,378 sq ft

Suite 3: 11,342 sq ft





Contemporary finishes with clean,
3.5 high exposed concrete ceiling



Indicative F Spur Fit Out (CGI)



Indicative F Link Fit Out (CGI)

ESG AT CAMPUS



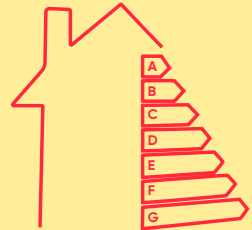
**ACTIVESCORE
GOLD**



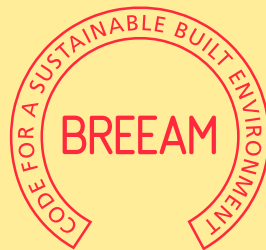
**WELL
PLATINUM**



**WELL
HEALTH-SAFETY**



EPC (B)



**BREEAM
EXCELLENT**



**WIREScore CERTIFIED
'PLATINUM'**

Lake side meeting pods



Stairs and Town Hall presentation area





Low carbon displacement air conditioning system using 100% fresh air



Energy efficient air source heat pump technology



Parking at 1:325 sq ft (10% EV)



Hydration stations contributing to WELL requirements



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



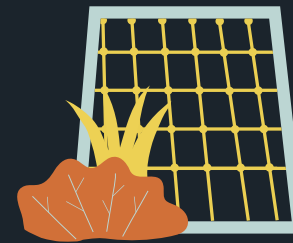
Extensively landscaped lakeside setting



Fitness and wellness facilities to provide holistic health and wellbeing



Collaborative community allotments



PV panels provide up to 12% of support onsite electricity generation





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

CAMPUS

READING INTERNATIONAL



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