



CAMPUS+

FULLY FITTED SUITE OF 3,114 SQ FT



**CAMPUS IS A NEXT GENERATION
WORKPLACE. AN AMENITY RICH
COMMUNITY FOR EVERY TYPE
OF BUSINESS.**



Welcoming double height reception and business lounge

CAMPUS+

Campus + provides fully fitted and furnished workspace ready for immediate occupation.



Images show the fitted space within suite B

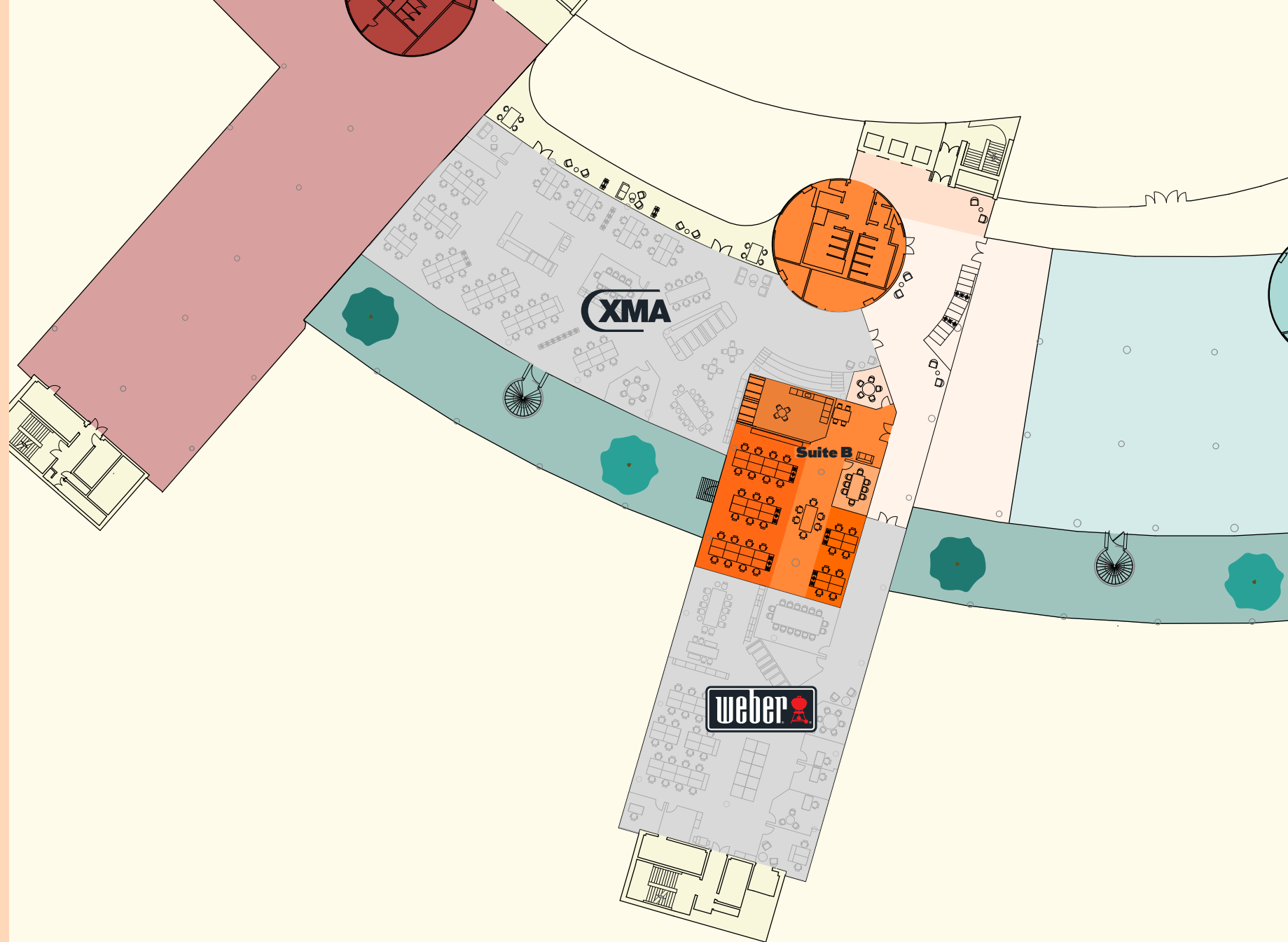
FIRST FLOOR
BLOCK D

CAMPUS+

SUITE A: LET

**SUITE B: 3,114 SQ FT
AVAILABLE**

SUITE C: LET

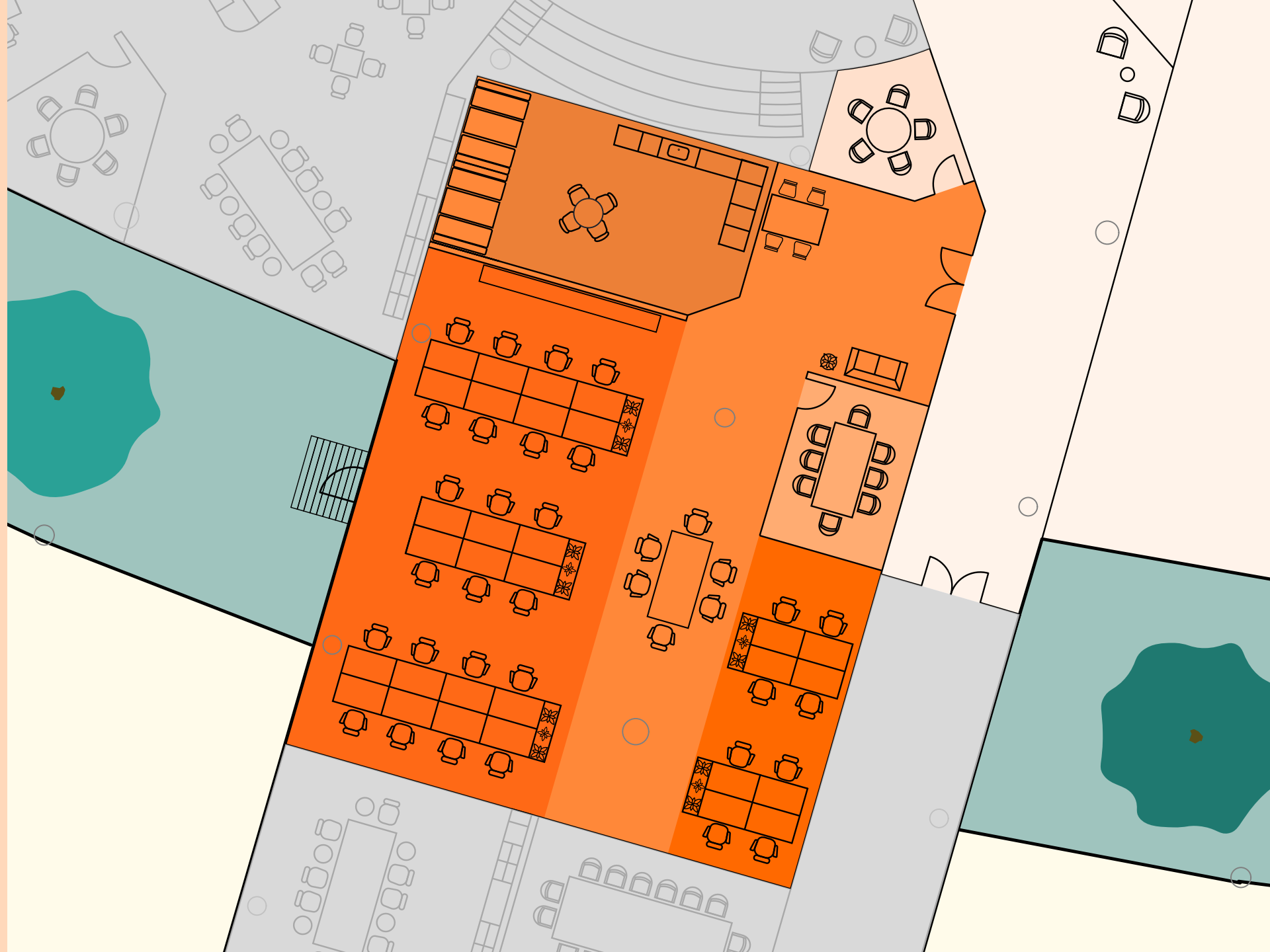


**FIRST FLOOR
BLOCK D**

CAMPUS+

SUITE B: 3,114 SQ FT

- 30 workstations
- 8 person meeting room
- 5 person meeting room
- 6 person high level bench/
collaboration area
- Fully fitted kitchen/break out area
- Connected to fibre backbone
which allows immediate
connection to over 600 ISPs

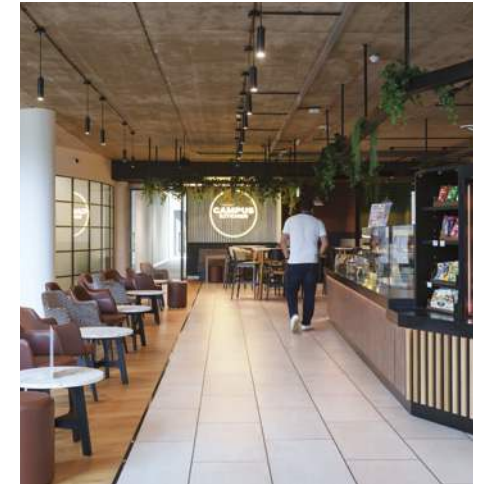


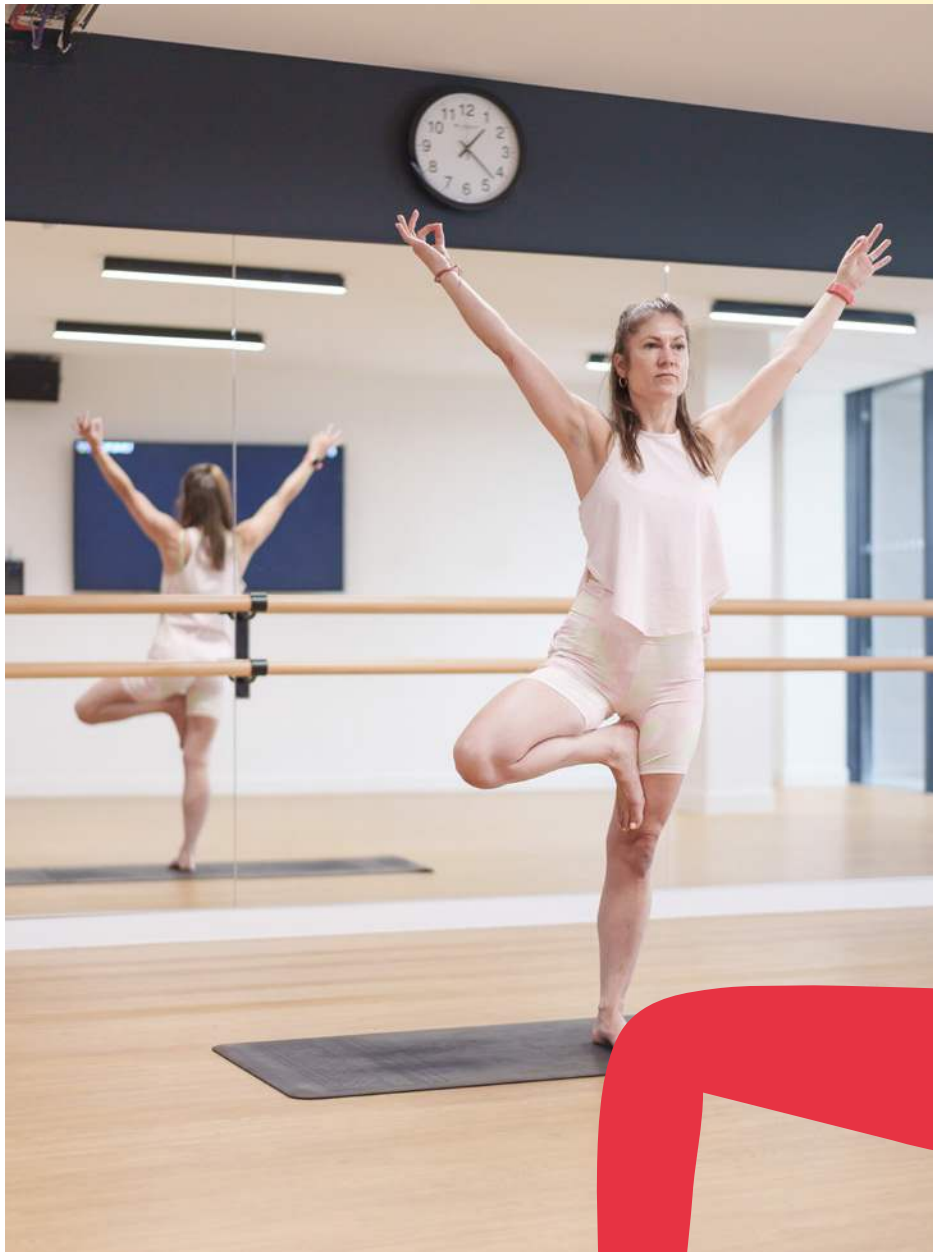
AN ECLECTIC AND EVER CHANGING FOOD AND DRINK OFFER.



THE KITCHEN

Enjoy delicious, sustainably sourced food prepared in our on-site kitchen daily. With a dedicated coffee bar, fresh salad bar, hot lunches and a pizza station. Grab a quick lunch on the go, or enjoy a leisurely lunch break or meeting on the terrace.





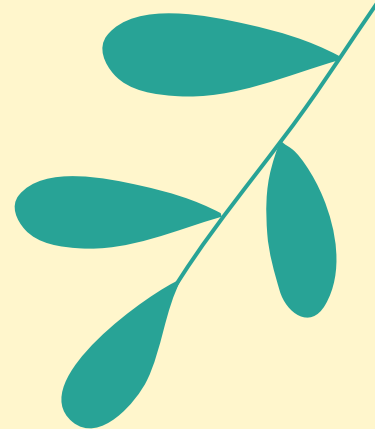
CAMPUS FIT

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



EVENTS & CONFERENCE SPACE

Being the curious thinkers that we are, we wanted to make work more fun, and so we've used expert design to create impactful event & conference spaces, curbing the creative block.





CAMPUS LIFE YEAR-ROUND EVENTS



EVENTS CALENDAR

Our full-time customer experience manager is dedicated to delivering your compelling year-round events calendar.

JAN	FEB	MAR	APR	MAY	JUN
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	Valentine's Day Celebration	Well-being Festival	Sustainability Month	Mental Health Awareness Week	Large Scale Summer event
	Pancake Race	Farm Day and Outdoor Easter Egg Hunt	Mental Health Walk and Talk	Mental Health Walk and Talk	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			
JUL	AUG	SEPT	OCT	NOV	DEC
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	Reading University Visit to Campus	Large Scale Christmas Event
Viewing of the 2025 Women's European Championships	Mental Health Walk and Talk	Mental Health Walk and Talk	Mental Health Walk and Talk		
Viewing of Wimbledon		Viewing of Women's Rugby World Cup			

CAMPUS SUMMARY



5,000 sq ft wellbeing, gym and fitness studio with brand new showers and changing rooms



Yoga studios



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



Fresh and sustainable food offering at The Kitchen



Estate wide commitment to the ESG agenda including WELL Accreditation and numerous sustainability measures



Contemporary business lounge



Town Hall / Conference facility for exclusive use of tenants



Bespoke workplace Campus app



Year-round diverse calendar of pop up events



A33

READING

READING WEST

A33

READING

CALCOT PARK GOLF COURSE

PROSPECT PARK

A33

MADEJSKI PARK+RIDE

MADEJSKI STADIUM

UNIVERSITY OF READING

EARLEY

READING GREEN PARK



CAMPUS

A33

J11

M4

MEREOAK PARK+RIDE

SHINFIELD STUDIOS

WINNERSH

J10

M4

M4

J12

THEALE

M4

M4

M4



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



STUART CHAMBERS

+44 (0) 7870 999 339
+44 (0) 2070 752 883
stuart.chambers@savills.com

OLIVIA FRYER

+44 (0) 7951 041 788
+44 (0) 2074 098 708
olivia.fryer@savills.com

PIP EDWARDS

+44 (0) 7816 184 021
+44 (0) 2074 998 644
pip.edwards@savills.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. January 2026.

