CAMPUS+


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.













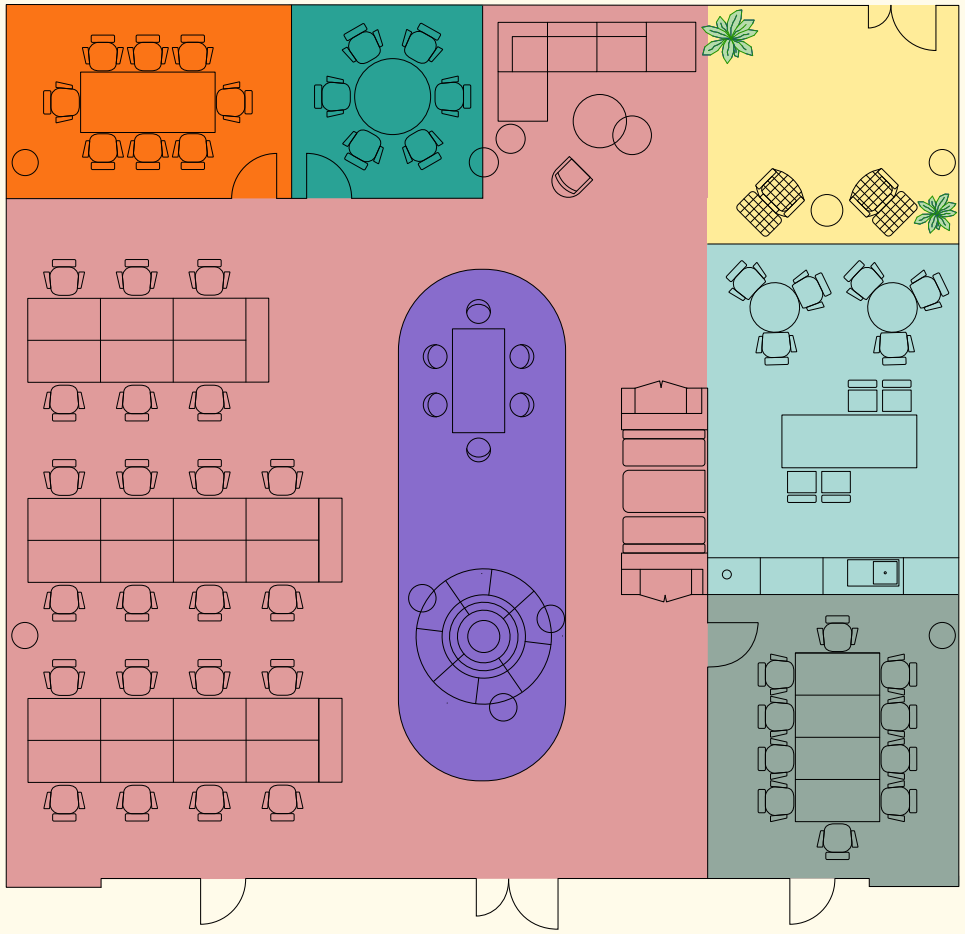
Images show the fitted space within suite 2

GROUND FLOOR
BLOCK C

CAMPUS

SUITE 1: 3,278 SQ FT

An outstanding fitted workspace ready for occupation from March 2027



- 22 X WORKSTATIONS
- 6 PERSON MEETING ROOM
- 8 PERSON MEETING ROOM
- 10 PERSON MEETING ROOM
- KITCHEN / TEA POINT
- RECEPTION AREA
- COLLABORATION ZONE

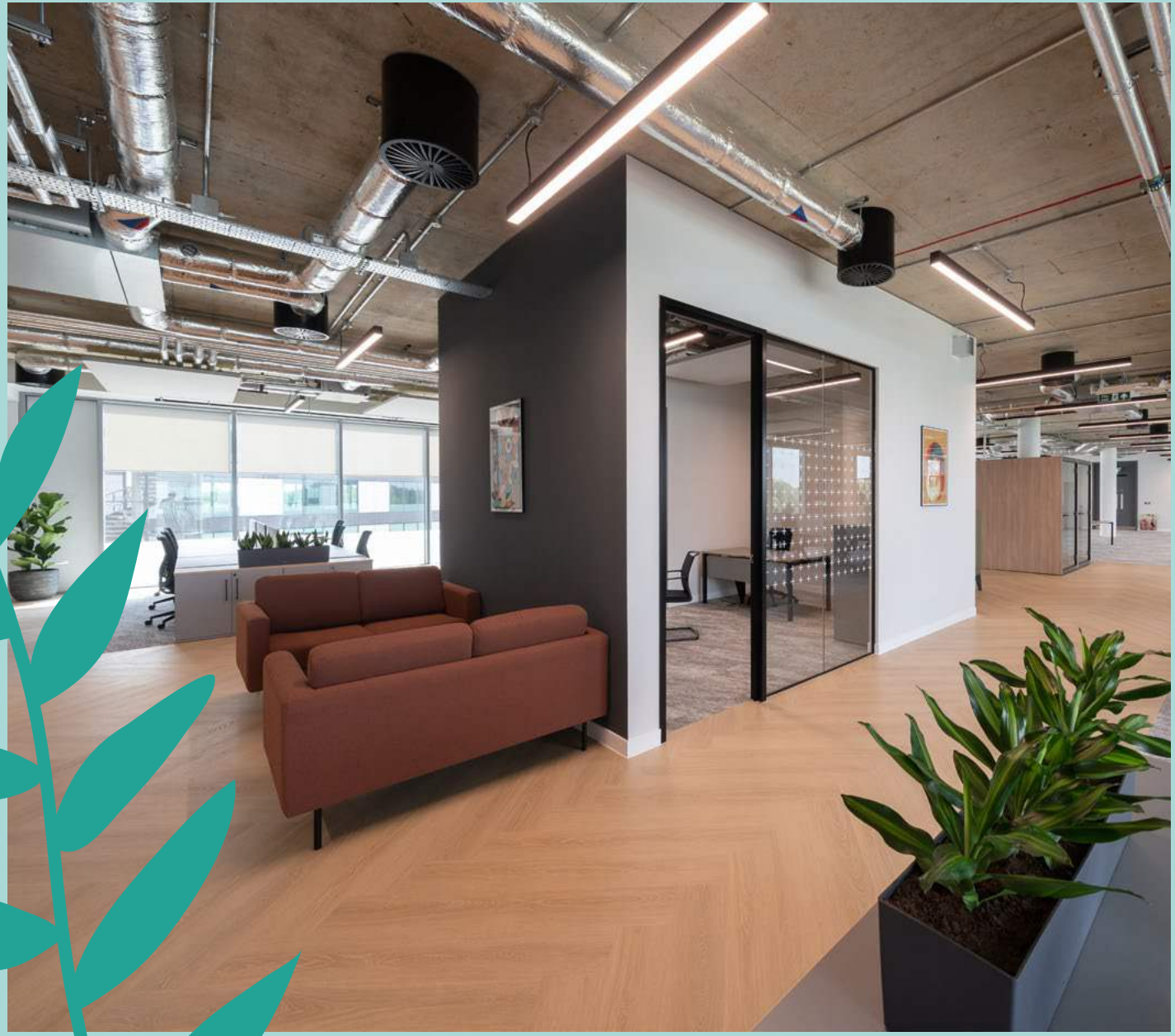
FIRST FLOOR
BLOCK D

CAMPUS

SUITE 1: LET

SUITE 2: UNDER OFFER

SUITE 3: LET




CAMPUS



SECOND FLOOR
BLOCK C&D

CAMPUS

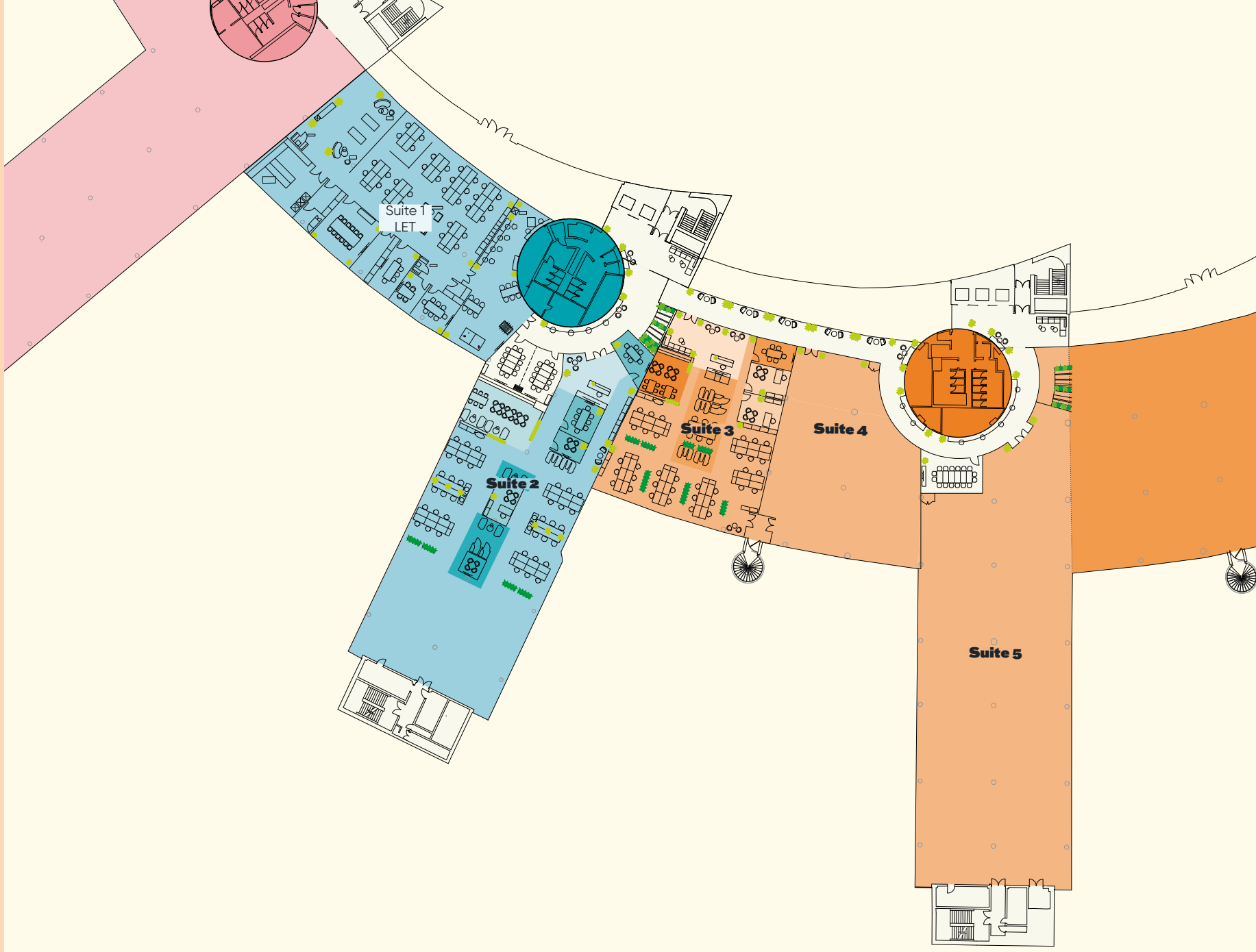
SUITE 1: LET

SUITE 2: 8,048 SQ FT
PART FITTED

SUITE 3: 4,343 SQ FT
FULLY FITTED

SUITE 4: 3,940 SQ FT
CAT A

SUITE 5: 9,769 SQ FT
CAT A

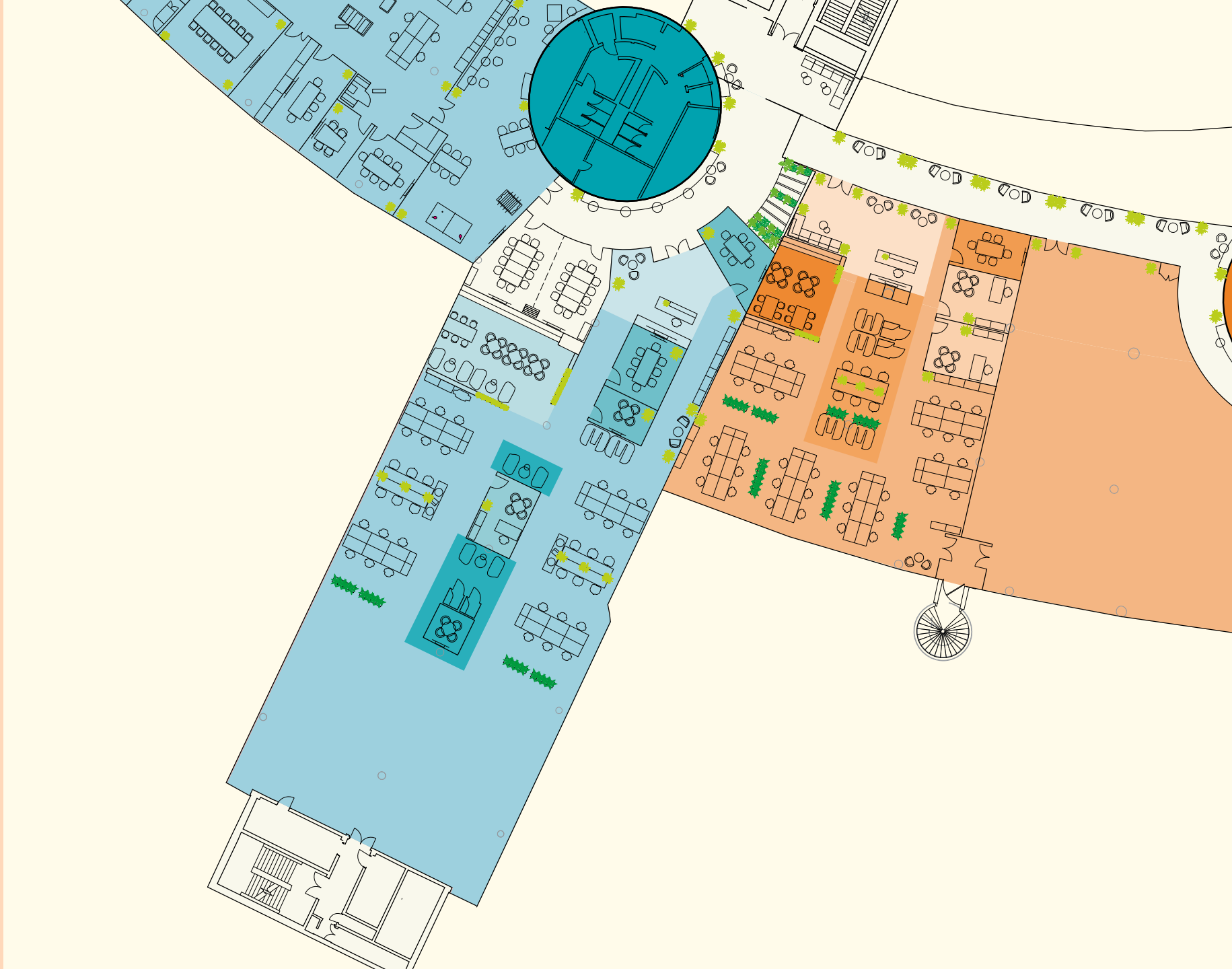


SECOND FLOOR
BLOCK C

CAMPUS

SUITE 2: 8,048 SQ FT

- New mechanical & lighting installations
- 36 Workstations
- Welcome Area
- Meeting Rooms
- Office
- Social Space
- Collaborative/ Focus Areas





SECOND FLOOR
BLOCK D

CAMPUS

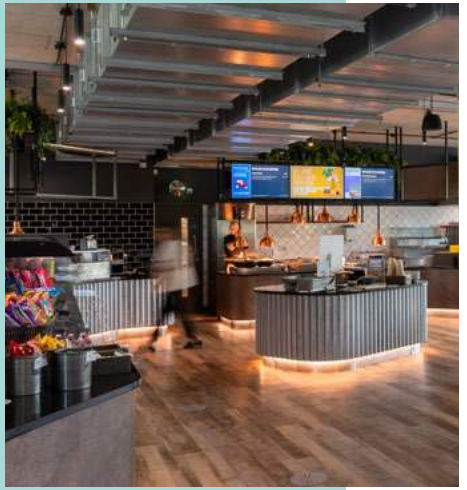
SUITE 3: 4,343 SQ FT

- Existing mechanical & lighting adapted
- 40 Workstations
- Welcome Area
- Meeting Room
- Offices
- Social Space
- Collaborative/ Focus Areas



AN ECLECTIC AND EVER CHANGING FOOD AND DRINK OFFER.





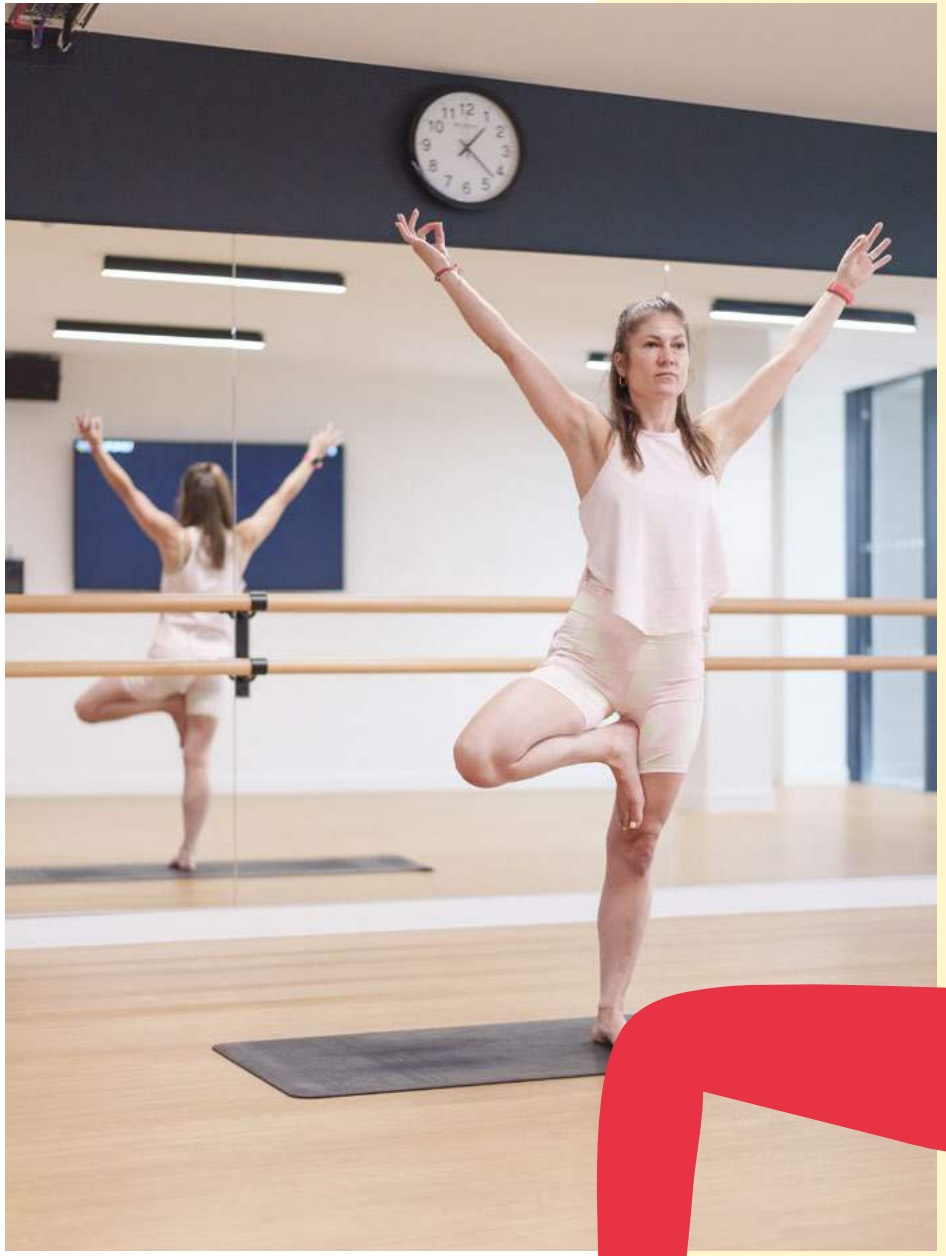




THE KITCHEN

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.


MAIN COURSE
MAIN COURSE







CAMPUS FIT

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

CAMPUS LIFE YEAR-ROUND EVENTS









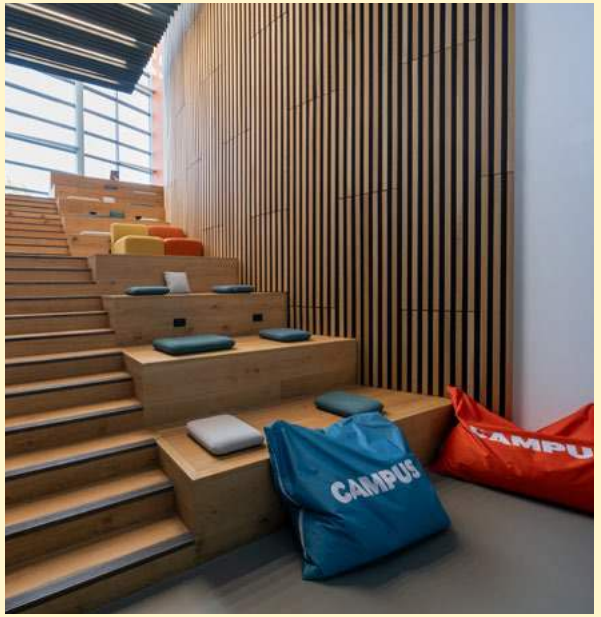




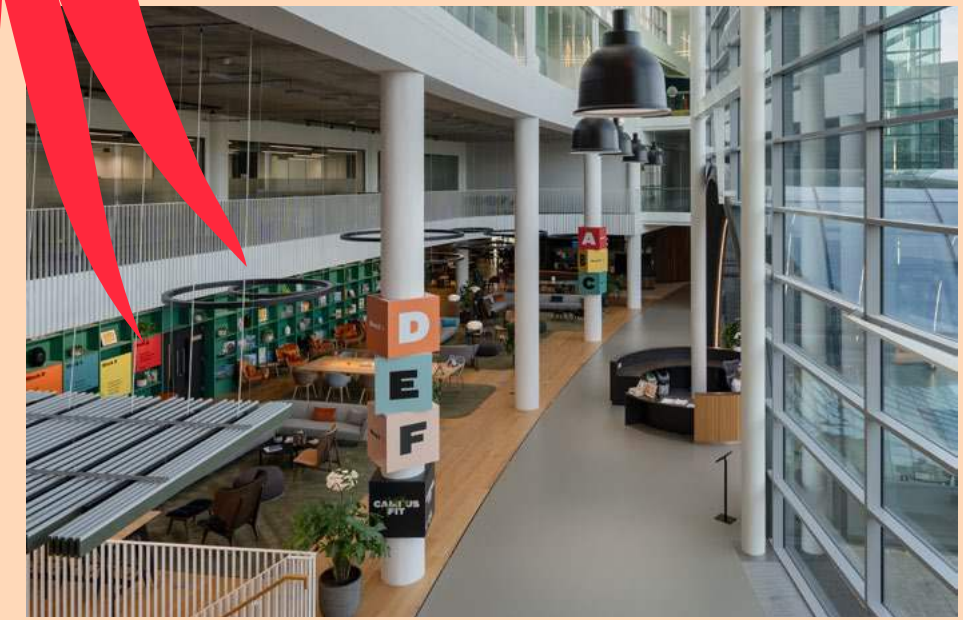
EVENTS & CONFERENCE SPACE

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, as well as bookable meeting rooms.








D
E
F




A



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


N
A33
READING
READING WEST
A33
READING
CALCOT PARK GOLF COURSE
PROSPECT PARK
M4
J12
A33
MADEJSKI PARK+RIDE
THEALE
MADEJSKI STADIUM
UNIVERSITY OF READING
EARLEY
READING GREEN PARK
WINNERSH
M4
M4
CAMPUS
J10
M4
M4
A33
J11
M4
SHINFIELD STUDIOS
MEREOAK PARK+RIDE


CAMPUS
CAMPUS
RECEPTION
GETTING AROUND

Get in touch

ED SMITH
+44 (0) 7836 656 538
edsmith@brayfoxsmith.com

TOBY LUMSDEN
+44 (0) 7796 444 379
tobylumsden@brayfoxsmith.com

STUART CHAMBERS
+44 (0) 7870 999 339
stuart.chambers@savills.com

OLIVIA FRYER
+44 (0) 7951 041 788
olivia.fryer@savills.com

PIP EDWARDS
+44 (0) 7816 184 021
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. Q3 2026.

