



Come together in a **Community of Innovation**

# Flexible. Supportive. Connected.

Collaborative environments.  
Cutting edge laboratories.  
Modern flexible offices.







**Welcome  
to a Community  
of Innovation**







# Welcome to Thames Valley Science Park

A lively community of ambitious, knowledge-based companies close to Heathrow and London.

Here you'll find cutting edge laboratories, flexible office space and both the expertise and opportunity for larger companies to develop bespoke office or R&D facilities. All set within a relaxed, campus style environment.

## Designed to help your business succeed.

Our offer is geared around what your business needs – whether it is bespoke facilities, high quality services or flexible lease terms.

And being here, puts your business amidst Europe's most established and diverse clusters of forward-thinking technology businesses, a rich pool of talent, global connectivity and a world-class University.



Just go and have a coffee and because there are students and collaborative research projects going on it gives it a **sense of life and purpose** that's so much nicer than those soulless business parks where you could be anywhere.

Adam Hale, CEO  
Fairsail



# There's a real buzz about the place.



A man wearing a VR headset is sitting at a desk in a computer lab, interacting with a virtual environment on a monitor. The background shows other computer workstations and large windows with a view of greenery.

## Step into a ready-made community

**The Thames Valley is one of Europe's most vibrant knowledge economies** – with a diverse business community spanning health and life sciences, IT and digital to business and financial services, R&D orientated new technology companies through to sales and marketing operations of global corporates.

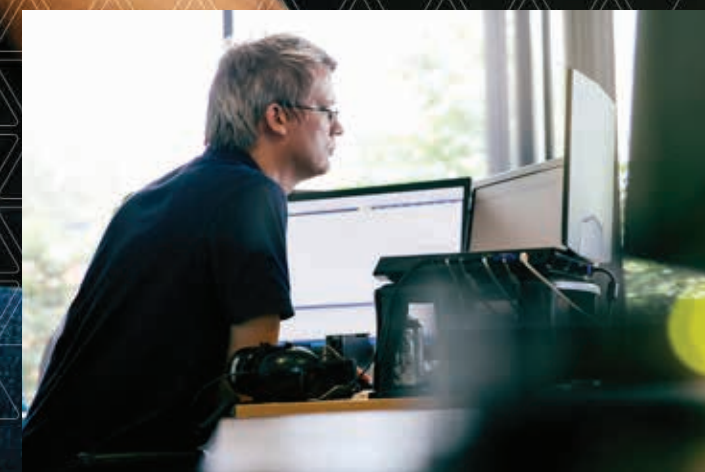
**Big names, diverse sectors and a highly skilled workforce provide rich networks and opportunities to connect in unlimited ways.**

Household brands such as **CISCO** and **Microsoft** rub shoulders with leading edge R&D companies such as **Celtech**, as well as a dynamic array of early stage technology businesses.

## Proximity to global research muscle

Locating your business here connects you into **one of the world's strongest academic networks.**

The University of Reading, together with leading local universities – London, Oxford, Southampton, Bristol – offer a **powerhouse** of extensive opportunities for research collaboration and access to talented people.





The nearby **M4 smart motorway** makes it easier than ever to get to Heathrow, London, Bristol, Oxford as well as the entire UK national road network.

**T5**  
28 miles



## Global connectivity

The Thames Valley has grown around the arterial might of **Heathrow**... 185 global destinations to over 90 countries can be reached through its five terminals – an airport that is **35 minutes down the M4** from Thames Valley Science Park.

**185+90**  
destinations countries

## UK connectivity

**Reading Station** gleams from a **£1bn** modernisation which has transformed travel to London with **Crossrail** services to Paddington further improving east-west links to the capital and beyond.

**£1b+200**  
modernisation trains to London

## Cyber connectivity

IT Connectivity is second to none. **Superfast broadband** for those who don't wish to travel but need global connectivity.







Over 70 companies have already chosen to locate at TVSP and represent a diverse range of technologies and sectors, from digital media to pioneering medical diagnostics...

# Who's here?

**Clasado.** Leading experts in the field of gut wellness...

**Fairsail.** Global cloud HR software...

**Proton Partners.** Delivering pioneering proton beam cancer therapy...

...are just a few examples.



Martin Haley, CEO  
Red Whale (GP Update)

The introduction to the University departments is really important; so we've had introductions with the Business School, to Pharmacy and to other medical departments as well, which has been very, very useful for us.

Being located here has helped massively.

It's a lot more relaxed and open. You get flexibility, a nice community and it's a good business environment to be in. It's very collaborative – and personally people get opportunities I think they didn't have before.

Simon Grosse, CEO  
Foundation SP



Due to the nature of our business, the access to analytical equipment and access to academics that we require to grow our business, to innovate, for us to do new things and develop new ideas, means that being involved in the University is invaluable.

Alan Rhodes, Senior Scientist,  
Manager, Medical Biomaterials, R&D  
BioInteractions Ltd

It's geared up for companies which change very rapidly

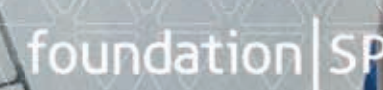
and therefore need facilities that underpin that change.

So the flexibility, both in terms of time on the contract and in terms of taking on more space or less space, has worked really well for a company like ours.

Dan Daly, CEO  
Lein Applied Diagnostics



PROTON PARTNERS INTERNATIONAL  
Proton Beam Therapy







# What's here?

**From high tech laboratories and multi-tenanted offices...**

Our **business centres**, offer **state-of-the-art offices** and **laboratories** on flexible terms tailored around your business.

**Fully serviced business centres** are fitted to a quality standard with high capacity internet and connectivity that ensures a working environment both functional and vibrant.

Amenities include **modern meeting, breakout and conference space** which can be booked from the **manned reception** where you'll find **a large informal atrium** with its own **café**.





...to bespoke, custom-designed, multi-purposed buildings.

**TVSP is a 50 acre site**

with outline planning consent for

**800,000 sqft**

offering huge opportunities to create a bespoke office or R&D building.

Our ambitious masterplan has been designed with flexibility to deliver a wide range of types of building. There are many plots and a versatile range of development options.

Buildings can be delivered for single occupancy, split use or multi tenanted. They can be lab or office or adapted. Range from shell and core to substantially fitted out and bespoke.







**TVSP** have an engaged, professional team who will work with you to define your requirements and create a bespoke solution for your business.

# Ready & waiting...

As outline planning permission is in place, the new building development would be delivered in 18-24 months. This follows the agreement of commercial terms and depends on the scale of construction.





As the campus develops even more facilities and amenities will come online such as **shops, cafés, a gym** and further **conference space**.

# Park Life

The landscaped campus is in a **rural parkland setting** designed to **encourage connectivity**, so you can relax outside as well as inside.

As well as **ample on site parking and security**, there are dedicated **cycle and pedestrian routes** that link to neighbouring areas and also regular bus services to the centre of Reading.

Shinfield Village is just a short walk away and local restaurants include the Michelin-starred L'Ortolan.







# Driven by a higher purpose

The University of Reading is one of the world's top Universities. It has a reputation for excellence in research, in teaching and for the impact and contribution it makes to our wider economy. The Thames Valley region itself is renowned internationally as a centre for business and is home to many leading innovation-led, technology-based companies.

We are ambitious for the future. And, our investment in Thames Valley Science Park is a key mainstay of a strategy that re-enforces our core Vision. That vision is to ensure our graduates are well placed to meet the needs of leading-edge businesses and that our research has relevance and impact to individual and enterprise growth.

Sir David Bell KCB  
Vice Chancellor, University of Reading

## It works really well.

You get access to the University **infrastructure** – the academics, the students, **support** from Henley Business School, interaction and **collaboration** opportunities with other companies here. **All these things are invaluable to a hi-tech, academically-oriented company like ours.**

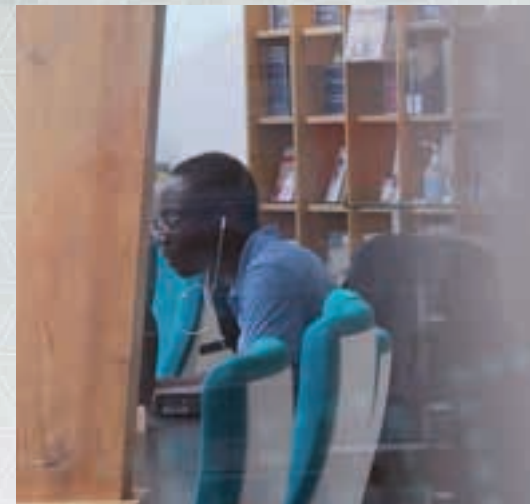
Dr Dan Daly, CEO  
Lein Applied Diagnostics



The nature of our business, the access to analytical equipment and access to academics that we require **to grow our business, means being involved in the University in some form is more than necessary...**

## it is invaluable!

Dr Alan Rhodes  
BioInteractions Ltd





We have two campus locations approximately two miles apart. Both can be accessed from the M4 motorway from either junction 10 or 11.



## Ready for a fresh approach?

One that starts with understanding your business and what you need...







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