



CAMPUS

READING INTERNATIONAL

**CAMPUS IS A 375,000 SQ FT
NEXT GENERATION WORKPLACE.
AN AMENITY RICH COMMUNITY
FOR EVERY TYPE OF BUSINESS.**

**FROM CREATIVE STUDIO OFFICES
TO EXPANSIVE CONTEMPORARY
WORKSPACE. WELCOME TO THE
FUTURE OF WORKING**

ARRIVING Q1 2022









M4

J12

THEALE

M4

READING GREEN PARK

M4

CAMPUS

A33

J11

M4

MEREOK PARK+RIDE

M4

SHINFIELD STUDIOS

WINNERSH

J10

M4

EARLEY

UNIVERSITY OF READING

MADEJSKI PARK+RIDE

MADEJSKI STADIUM

PROSPECT PARK

CALCOT PARK GOLF COURSE

READING

A33

READING WEST

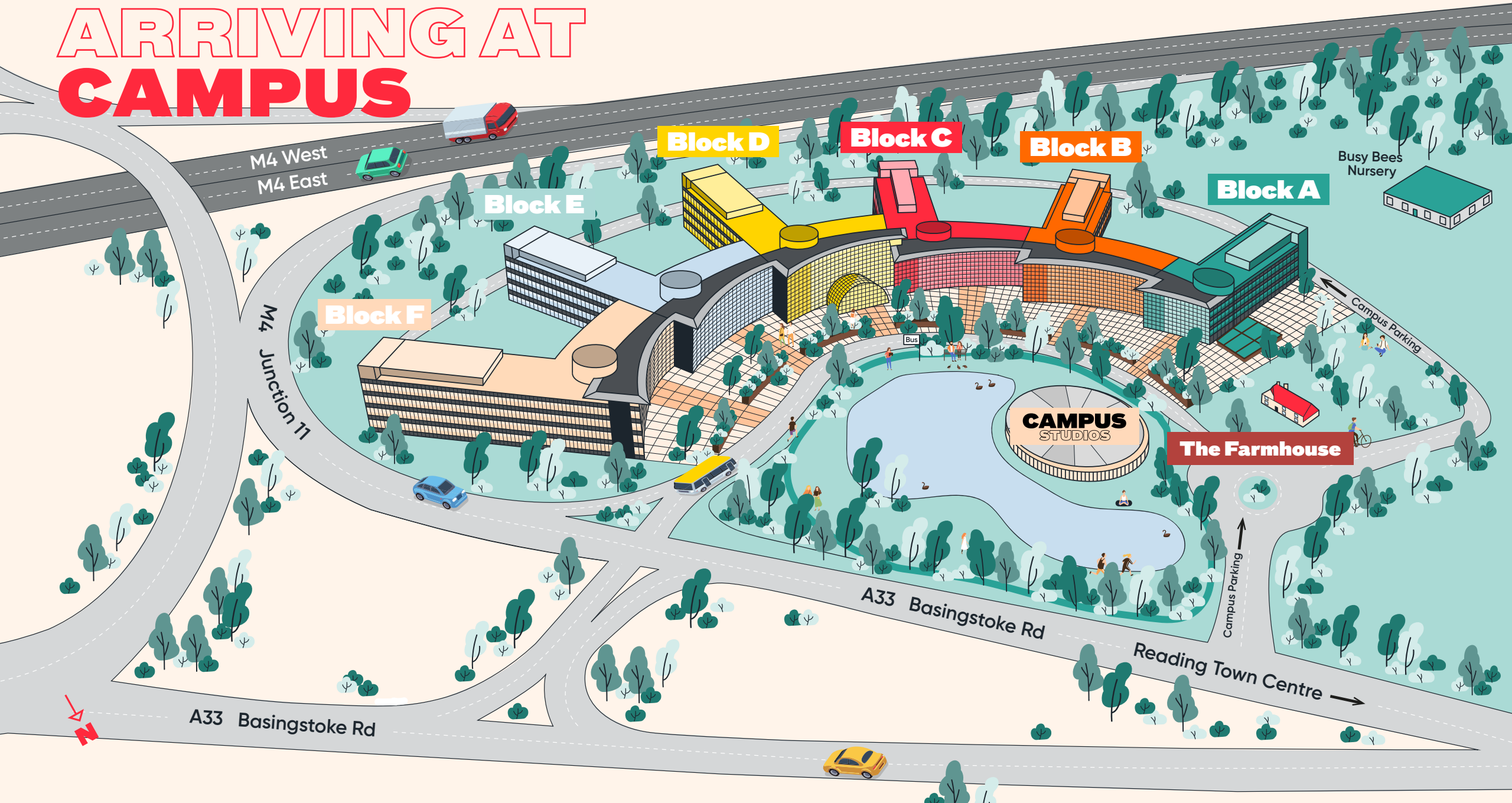
READING

ABBAY RUINS

A33



ARRIVING AT CAMPUS



M4 West
M4 East

Block D

Block C

Block B

Block A

Block E

Block F

M4
Junction 11

CAMPUS
STUDIOS

The Farmhouse

A33 Basingstoke Rd

Reading Town Centre

A33 Basingstoke Rd

Busy Bees
Nursery

Campus Parking

Campus Parking



Block F
F3.2 CONSECTETUR
F3.1 LOREM IPSUM
F2 DOLOR SIT
F1 SED DO
F0 DOLOR

Block E
E3.2 FUGAT NELLA
E3.1 ULTIMO
E2 DOLOR SIT
E1 BISMOD
E0 DOLOR

Block D
D3 ERERATION
D2 BISMOD
D1 BISMOD
D0 DOLOR

Block C
C3 ERERATION
C2 BISMOD
C1 BISMOD
C0 DOLOR

Block B
B3 ERERATION
B2 BISMOD
B1 BISMOD
B0 DOLOR

Block A
A3 ERERATION
A2 BISMOD
A1 BISMOD
A0 DOLOR

A
B
C
D
E
F

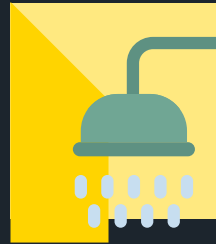
CAMPUS LIFE



Fully equipped gym
& exercise classes



Yoga studios



Showers and
changing rooms



Dedicated conference
and event studio



The Kitchen restaurant
with outside terrace



Contemporary
business lounge



Town Hall



Campus Life
App



The Farmhouse
events space



All year-round
events programme

THE KITCHEN

The Kitchen comfortably accommodates 250-270 covers, includes a variety of catering options and is available for private functions.

CAMPUS+

THE KITCHEN

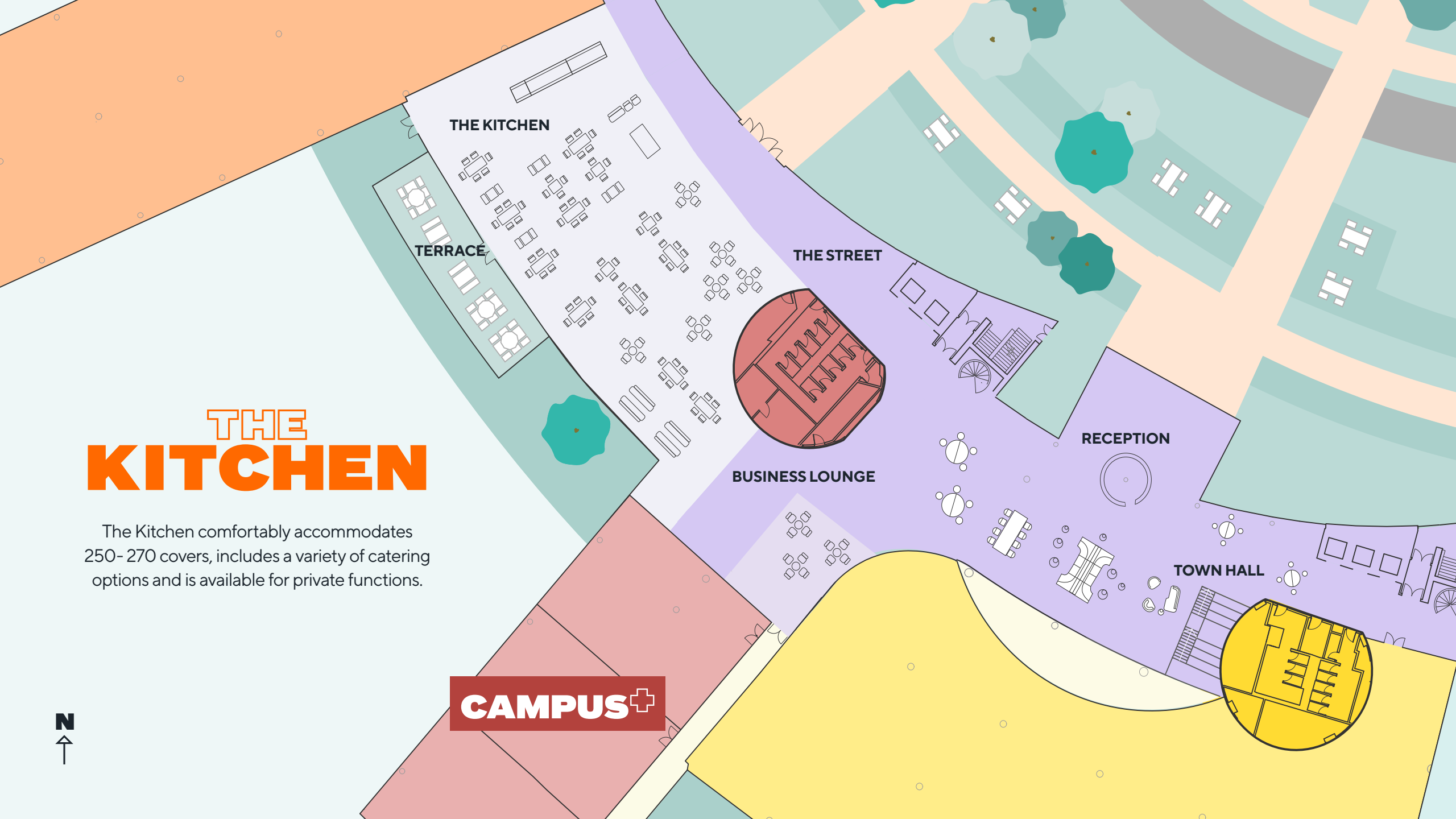
TERRACE

THE STREET

BUSINESS LOUNGE

RECEPTION

TOWN HALL

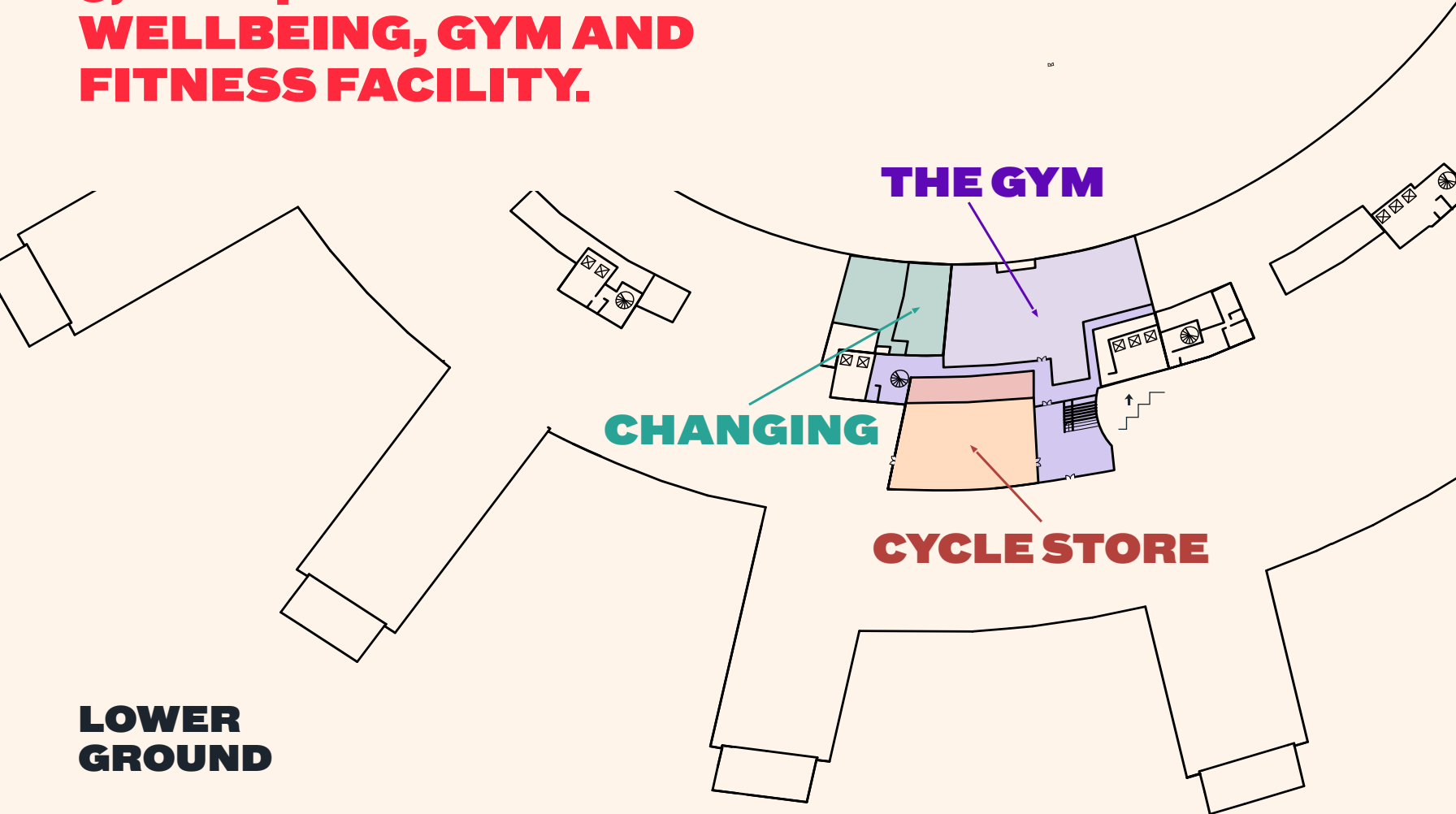


THE KITCHEN



BOOT CAMPUS

5,000 sq ft
WELLBEING, GYM AND
FITNESS FACILITY.





VIDEO
MUSIC
AWARDS

ULTIMATEDECK
ULTIMATEDECK
ULTIMATEDECK
ULTIMATEDECK
ATEDECK





CAMPUS STUDIOS

Busy Bees Nursery

The Farmhouse

Block A

Block B

Block C

Block D

Block E

Block F

A33 Basingstoke Road

SITE PLAN



FIND YOUR FIT

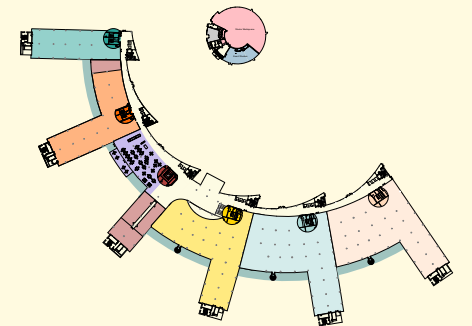
FLOOR	AREA (SQ FT)	AREA FROM (SQ FT)
3	28,998	14,498
2	62,639	11,342
2	25,984	9,862
1	21,092	21,092
G	25,061	25,061
CAMPUS STUDIO	6,743	6,743
CAMPUS+	8,103	1,490
TOTAL	178,620	

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	11,356	6,288	11,354	Accenture									28,998
2	11,342	9,503	11,339	9,536	11,330	9,589	AspenTech		9,806	6,316	9,862	–	88,623
1	11,344	9,748	Verizon				Investec Verizon	Investec				–	21,092
G	25,061	Inc	Verizon				6,115	–	Verizon	1,988	Mavenir	6,743	39,907
TOTAL	59,103	25,539	22,693	9,536	11,330	9,589	6,115	–	9,806	8,304	9,862	6,743	178,620

All areas are IPMS3

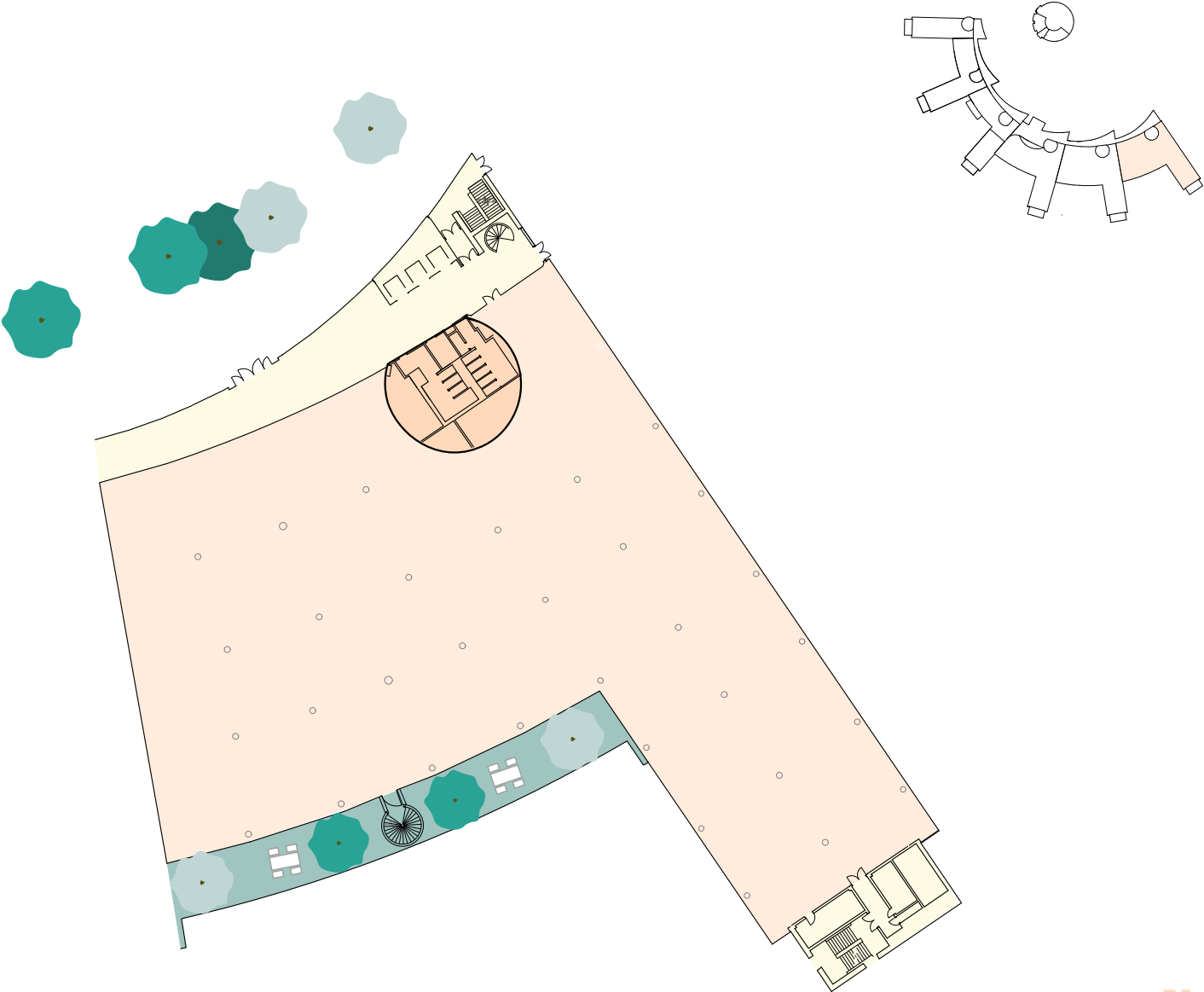
[VIEW 3D STACKER](#)



GROUND FLOOR



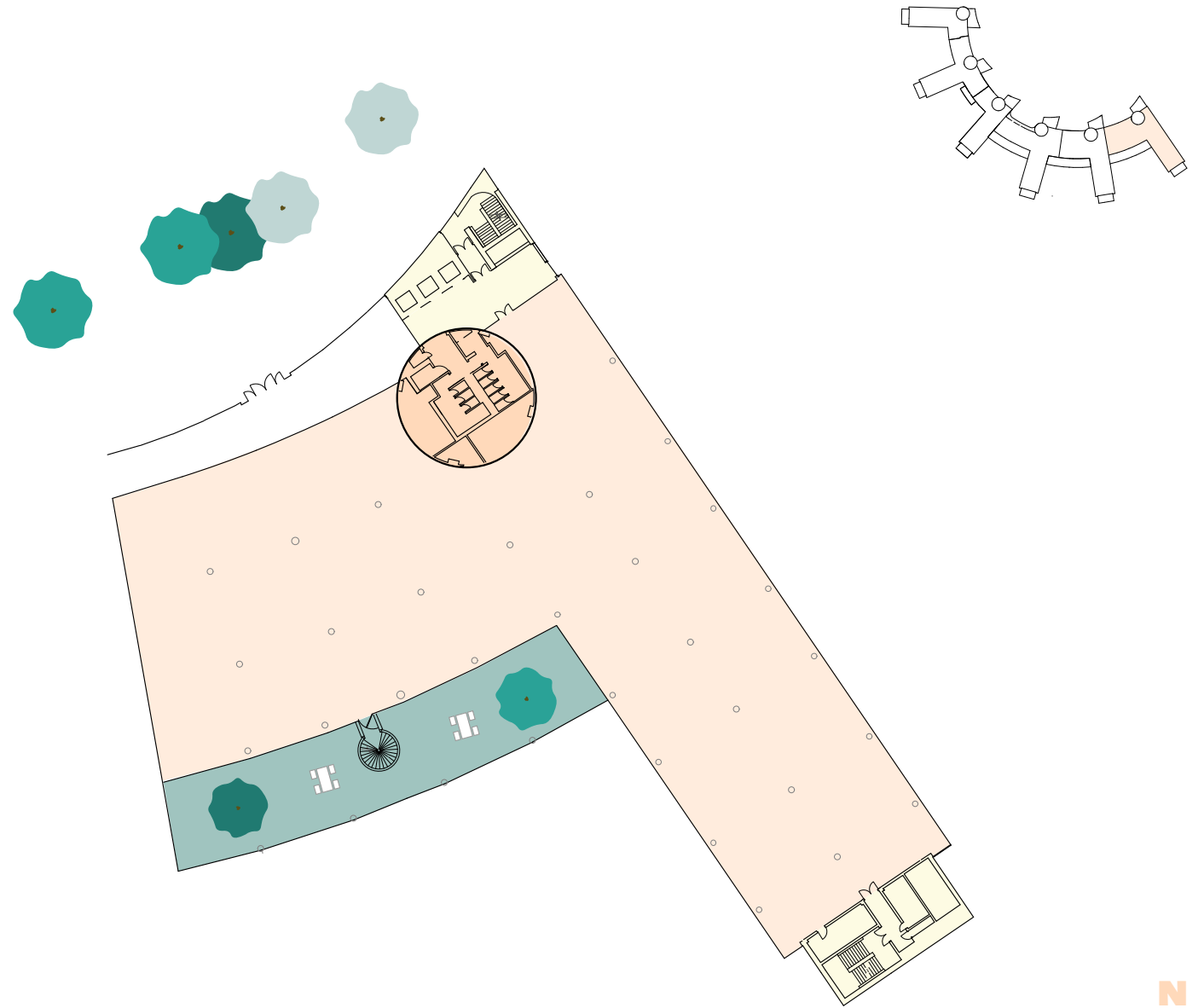
25,061 sq ft
Available Space



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

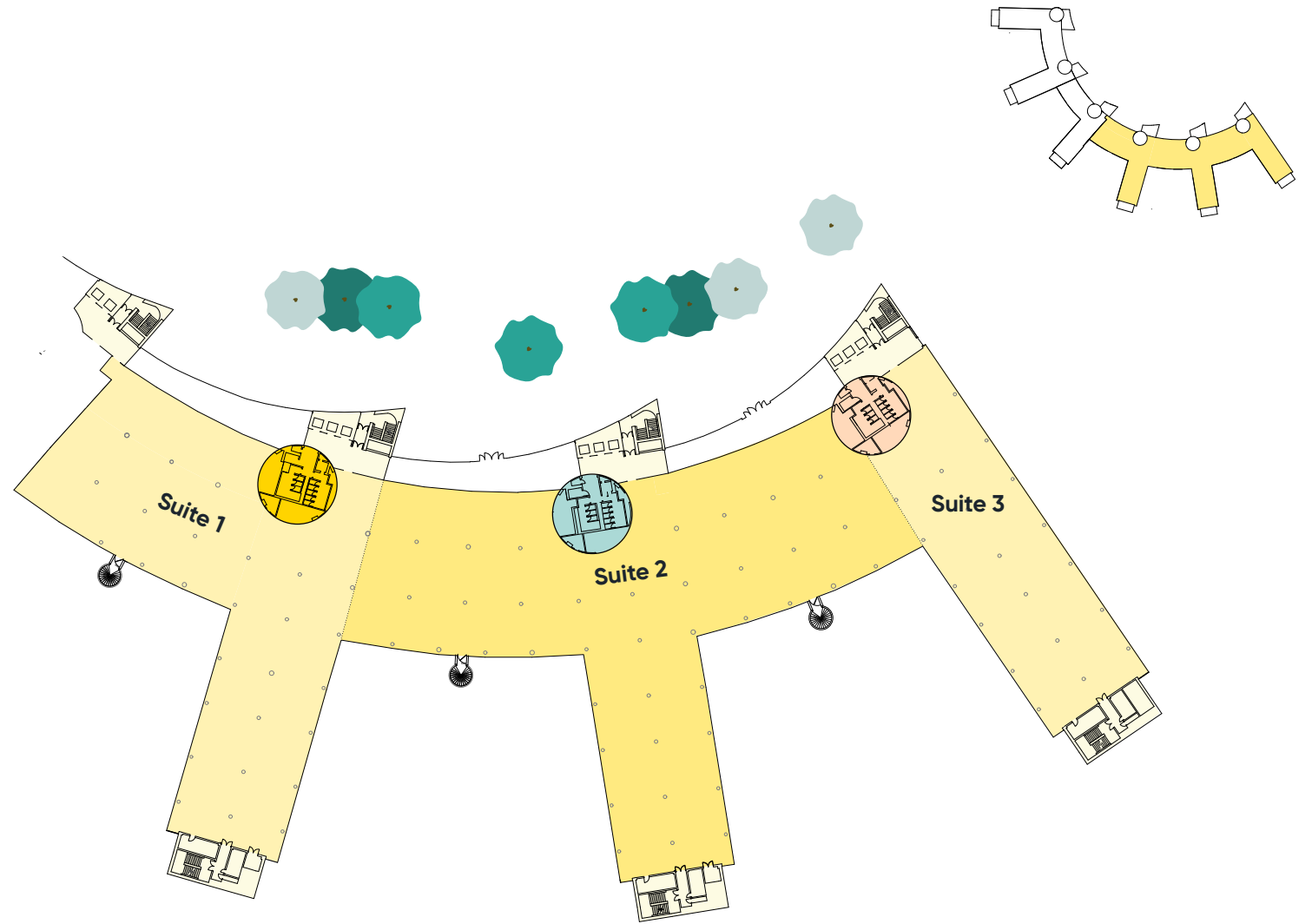
62,639 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 20,919 sq ft

Suite 2: 30,378 sq ft

Suite 3: 11,342 sq ft



THIRD FLOOR

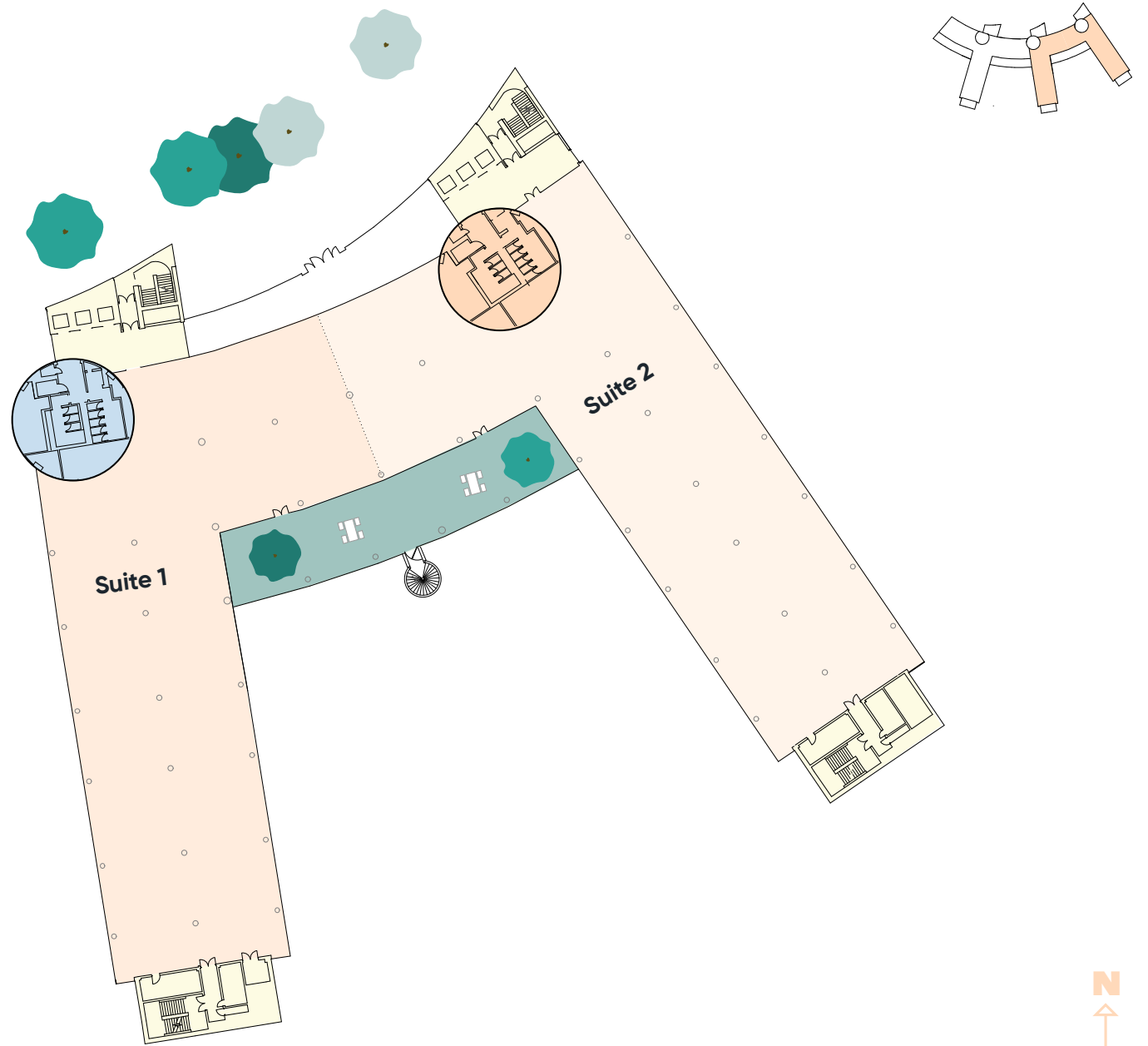
E-F

28,998 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 14,500 sq ft

Suite 2: 14,498 sq ft

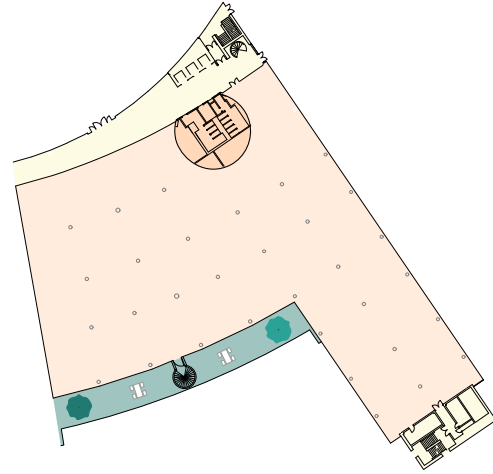


F Block

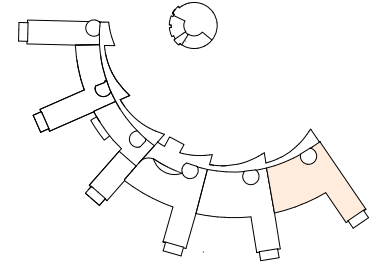
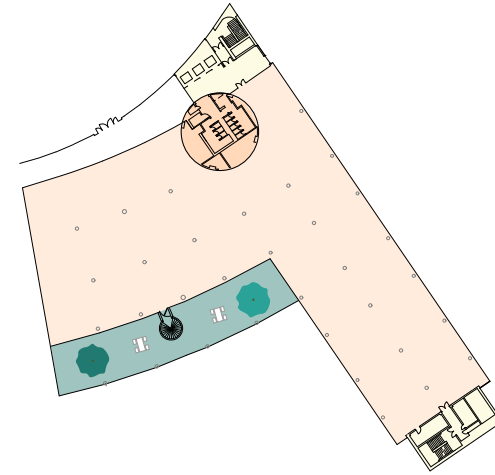
**A self contained
building of
84,642 sq ft
on all four floors**

Ground: 25,061 sq ft
First: 21,092 sq ft
Second: 20,845 sq ft
Third: 17,644 sq ft

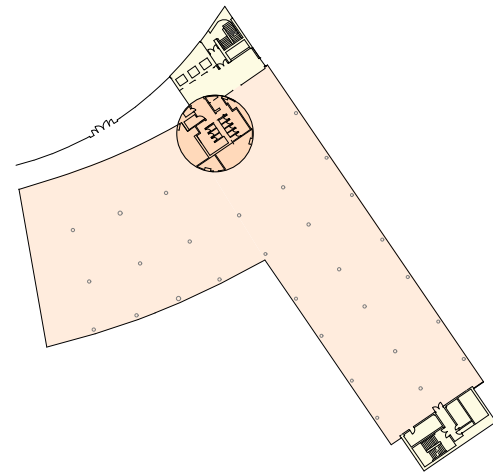
GROUND



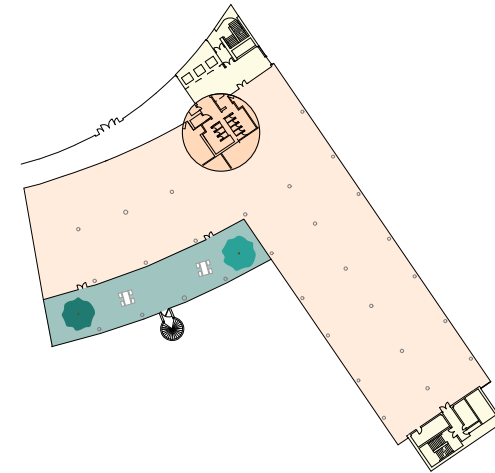
FIRST



SECOND



THIRD





360°



360°





Busy Bee's Nursery

The Bee Hive

The Farmhouse

CAMPUS STUDIOS

Allotment

Trim Trail & Outdoor gym equipment

STUDIO WORKSPACE
EVENT STUDIO

A33 Basingstoke Road

THE KITCHEN

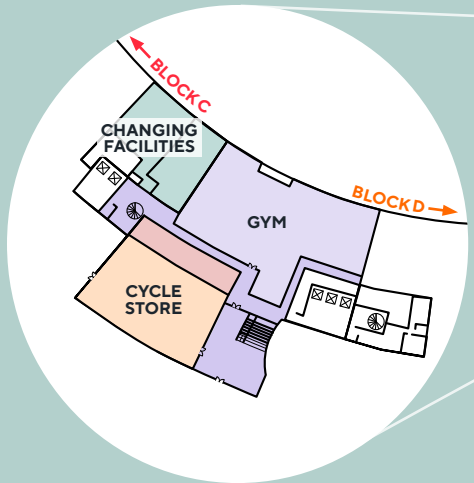
LOWER GROUND

CAMPUS+

RECEPTION
CAFE
BUSINESS LOUNGE

TOWN HALL & GYM

THE STREET



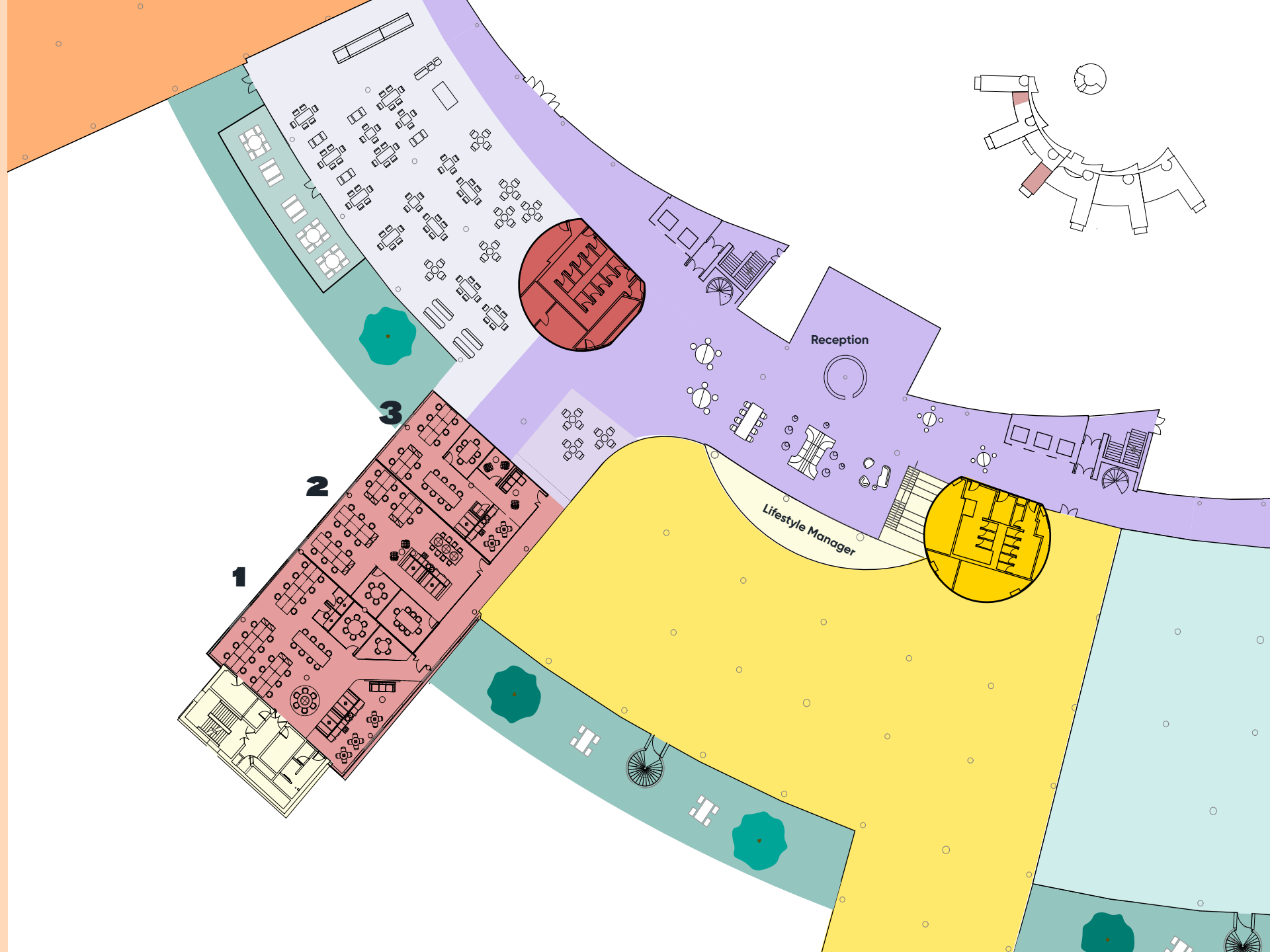
GROUND FLOOR
BLOCK C

CAMPUS+

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

- SUITE 1:** 2,630 SQ FT
- SUITE 2:** 1,995 SQ FT
- SUITE 3:** 1,490 SQ FT
- SUITE 4:** 1,988 SQ FT

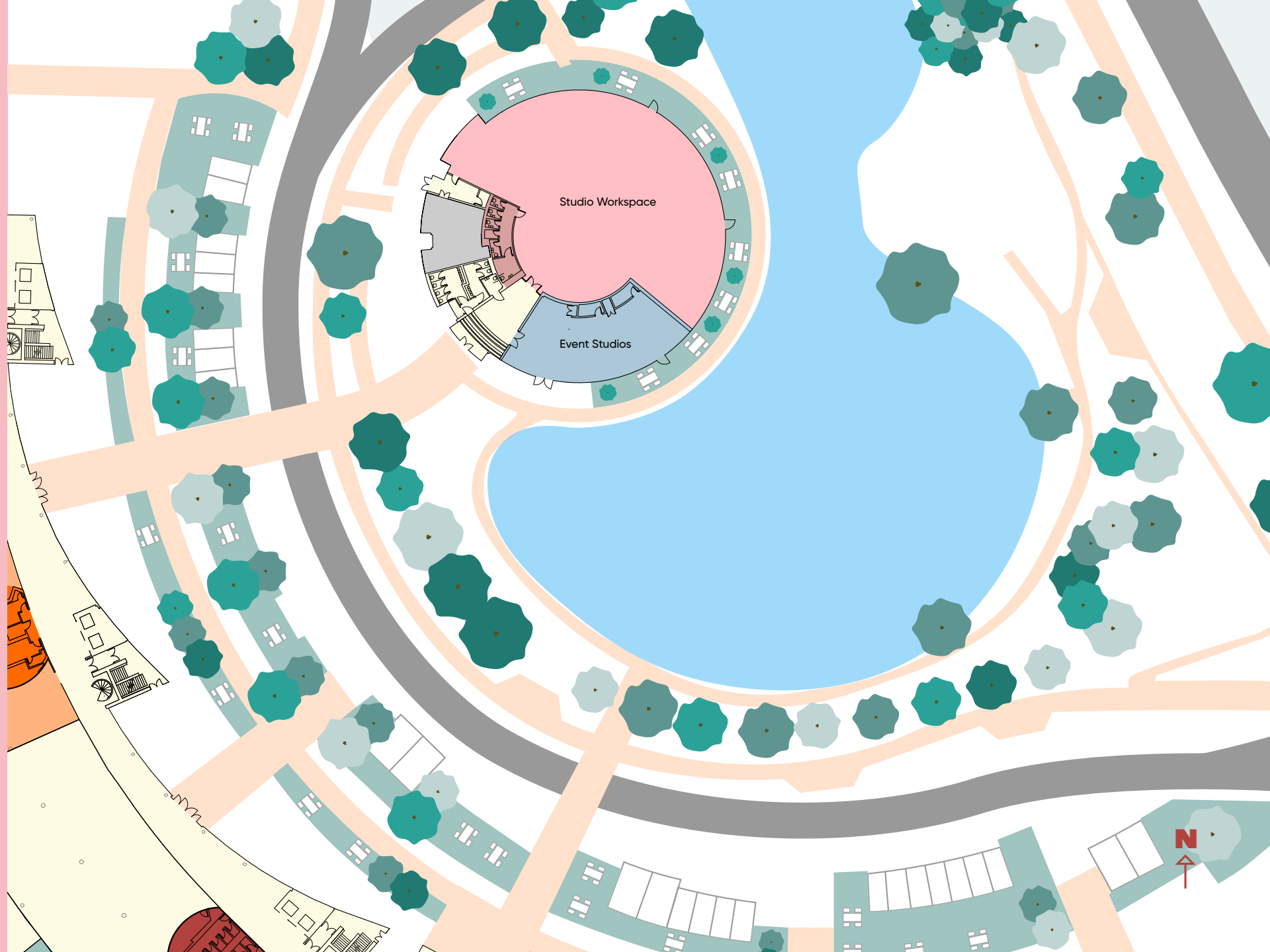
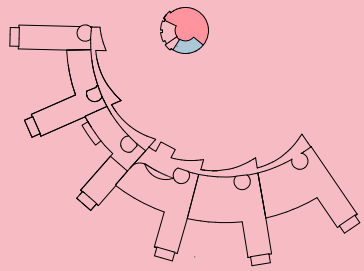
Suite 4 is located in B Spur Ground floor.
Further information available by request.





CAMPUS STUDIOS

6,743 sq ft
Available Space





CAMPUS SPEC



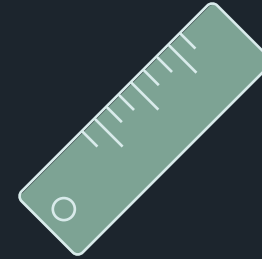
Designed by leading architects
Buckley Grey Yeoman



Underfloor displacement
air conditioning



LED pendant lighting



3.5m floor to ceiling height
with full height glazing



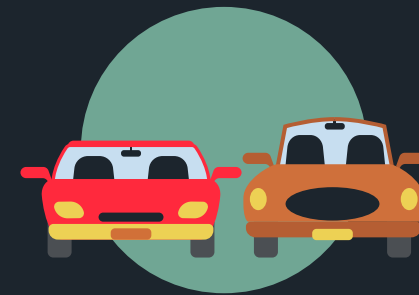
Exposed concrete ceilings



Full speed Fibre connectivity
& free wifi



External terraces



Car parking ratio of 1:325 sq ft



ESG

We Are **Sustainable**
We Are **Campus**



CAMPUS CREDENTIALS



Targeting
**WELL
PLATINUM**



Targeting
**WELL
HEALTH-SAFETY**



Targeting
EPC (B)



Targeting
**BREEAM
EXCELLENT**



Targeting
**WIRED CERTIFIED
'GOLD'**



Low carbon displacement air conditioning system using 100% fresh air



Energy efficient air source heat pump technology



Extensively landscaped lakeside setting



60 day one and 60 passive EV charging points



Hydration stations contributing to WELL requirements



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



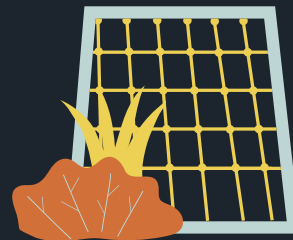
Sustainable approach to construction with focus on circular economy



Fitness and Wellness facilities to provide holistic health and wellbeing



Collaborative community allotments



PV panels to support on site electricity generation



WHY READING?

3/4

of millennials would consider **relocating to Reading** for work.



2ND

The 2nd best place to live and work in the Good Growth for Cities 2020.

X8

Reading has 8 times the UK average concentration of tech businesses.

3 YEARS

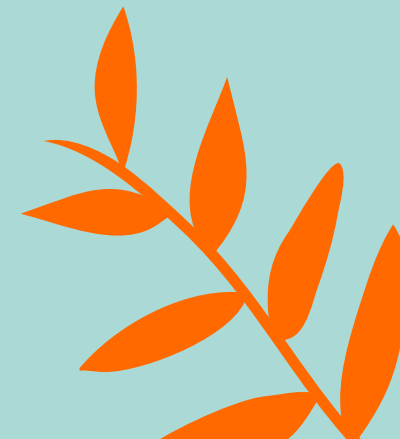
For the 3rd year running, Reading is the highest performing city in terms of growth.

20+

The fastest growing economy in the Thames Valley over the last 20+ years

£83.3K

Reading is the 6th most productive (GVA) city in the UK, with an average productivity per person of **£83,301**.



Get in touch



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A Project By



**ALCHEMY
ASSET
MANAGEMENT**



TRISTAN
CAPITAL PARTNERS

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