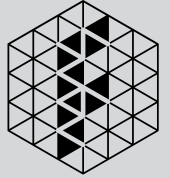
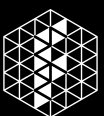


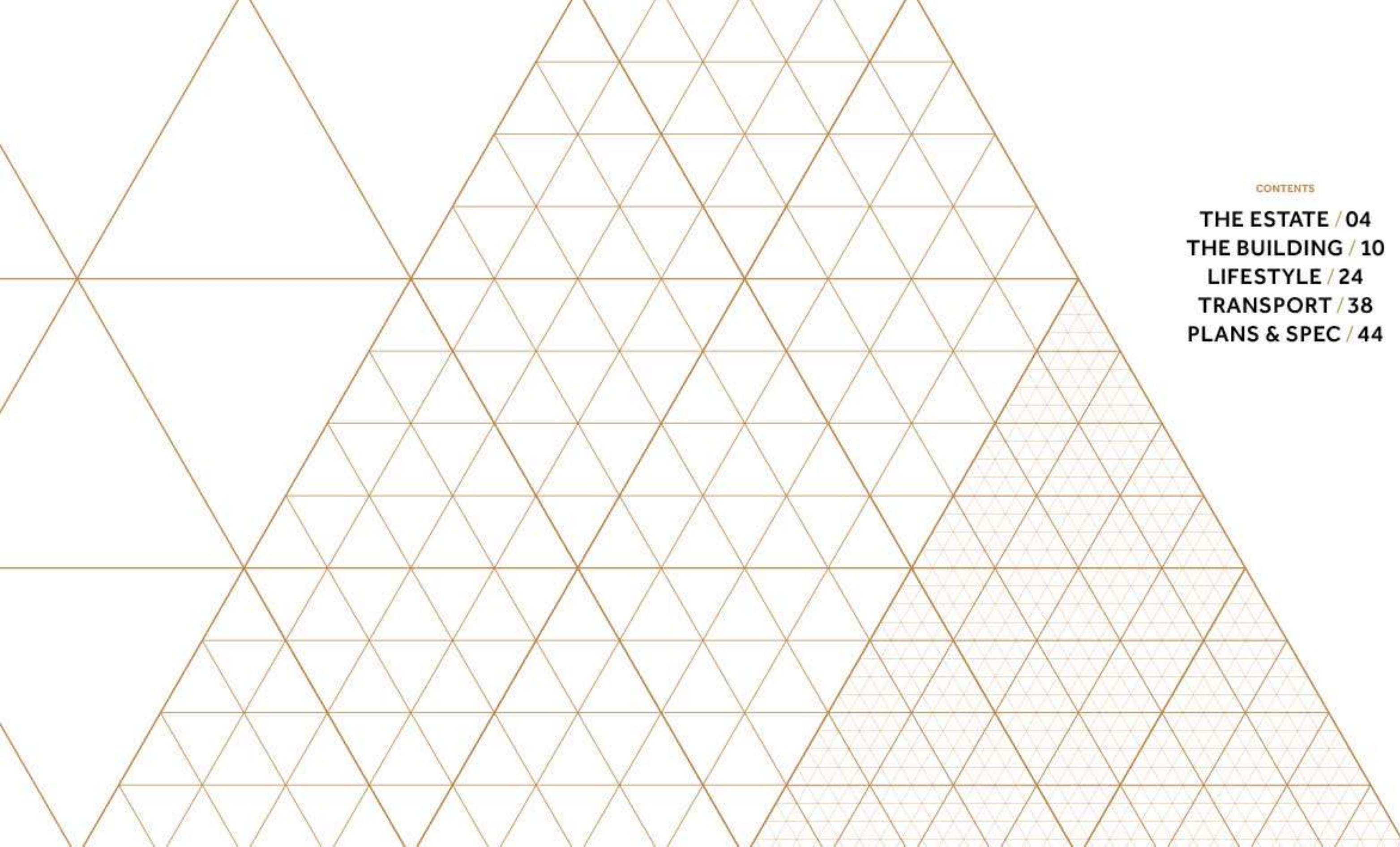
Nº2 FORBURY PLACE
FORBURY ROAD, READING



Nº2

Nº2 FORBURY PLACE





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ESTABLISHED FOR BUSINESS

Conveniently located just a short walk from the station, the Forbury Place Estate is Reading's newest urban business district. It is already an established hub for many prestigious businesses including SSE, PricewaterhouseCoopers and Yell. Reading itself needs no introduction as a leading location for global organisations. It is currently home to Visa, Ernst & Young and Prudential Assurance to name just a few.

The Forbury Place Estate is comprised of over 600,000 sq ft of Grade A office space spread across 3 buildings. It includes an excellent range of amenities such as the new Forbury Kitchen in No.3 and extensive facilities for cyclists. Any prospective occupier can anticipate a wide range of benefits, not least the chance to join a thriving business community set within a town centre location.

Image / Forbury Gardens



BARCLAYS / BDO / CONVATEC /
 DELOITTE / ERNST & YOUNG /
 HSBC / MACQUARIE / OLSWANG /
 OSBORNE CLARKE / PWC /
 PEGASYSYSTEMS / PRUDENTIAL
 ASSURANCE / SSE / SHOOSMITHS /
 THAMES WATER / VISA / YELL

LOCAL OCCUPIERS

Reading is home to many of the world's leading companies. With abundant retail, numerous quality restaurants and excellent local transport connections, they recognise Reading as a premium UK business destination.

KEY

- Existing Forbury Place Estate occupiers
- Nearby occupiers in Reading town centre



THE COMPLETE PACKAGE

As the final part of the Forbury Place Estate, No.2 consolidates this exceptional development. It comes with some impressive statistics: 191,000 sq ft of Grade A space; the largest floorplates in the town centre at up to 27,000 sq ft and a 4,000 sq ft landscaped roof terrace alongside further green space in Forbury Gardens, just across the road. As well as benefitting from the estate's shared amenities, No.2 also offers 225 car parking spaces. Whichever way you look at it, No.2 Forbury Place offers the complete package for forward-thinking businesses.

Image / South elevation



Image / South elevation



Image / South elevation



Image / South elevation from Forbury Gardens

DESIGN FEATURES

Striking architecture features and flexible floorplates combine to create a modern and highly efficient environment at No.2 Forbury Place. Ribbon-like vertical fins around the exterior of the building provide solar shading and subtly create an illusion of movement as you walk past.

The aesthetic of the building is further enhanced by its 'diagrid': a powerful diagonal form that provides unique visual branding. Inside, the stunning double-height reception creates an expansive vista and hints at the high quality of the finishes that extend throughout the large floorplates. Outside, the sleek modernity of the building is softened by landscaped green spaces and roof terraces.

Image / Full-height Atrium





Above / Exterior
Right / Reception

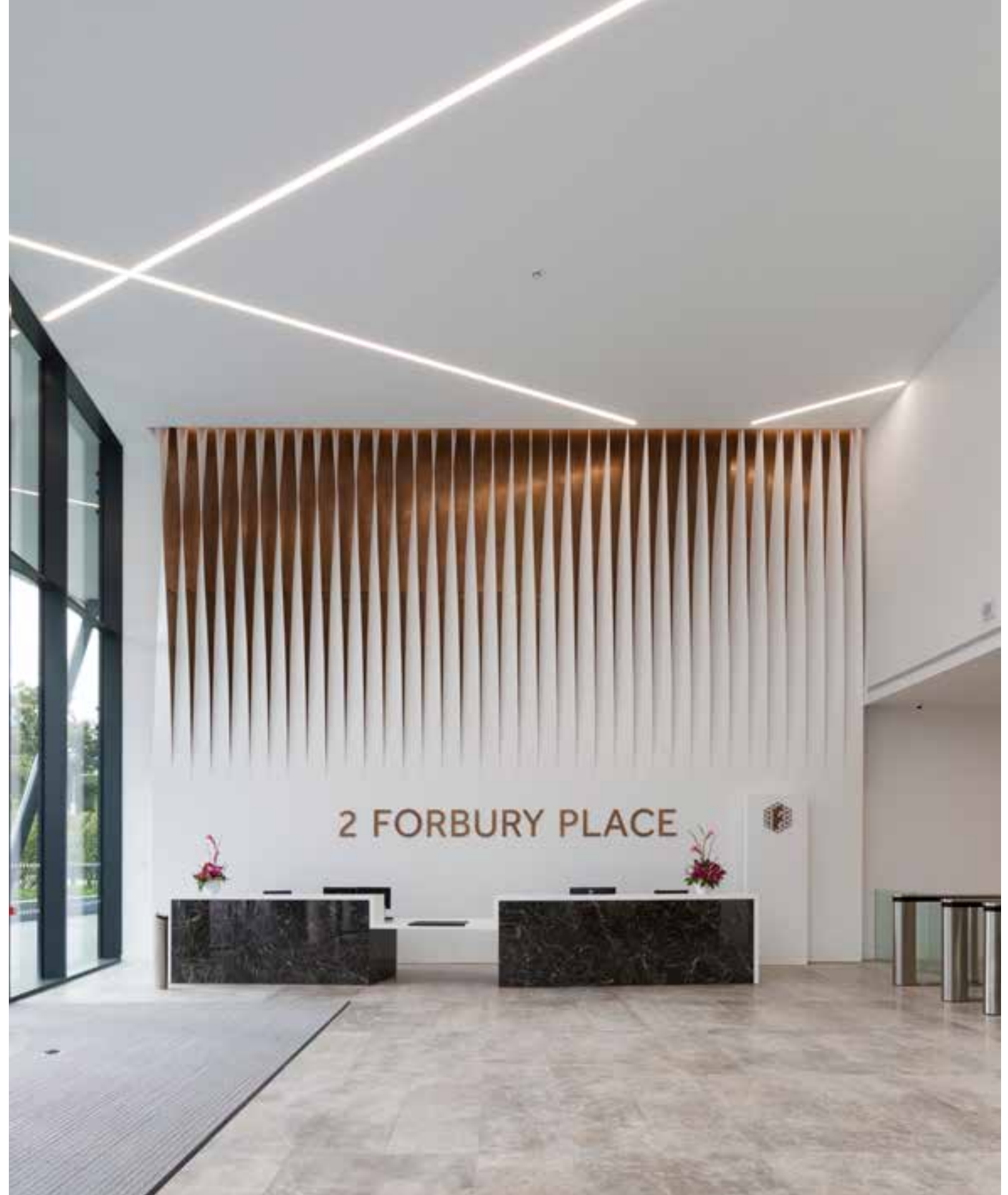




Image / Lift Lobby



Image / Floorplate



Image / Floorplate



Image / Roof Terrace



Image / Basement Facilities

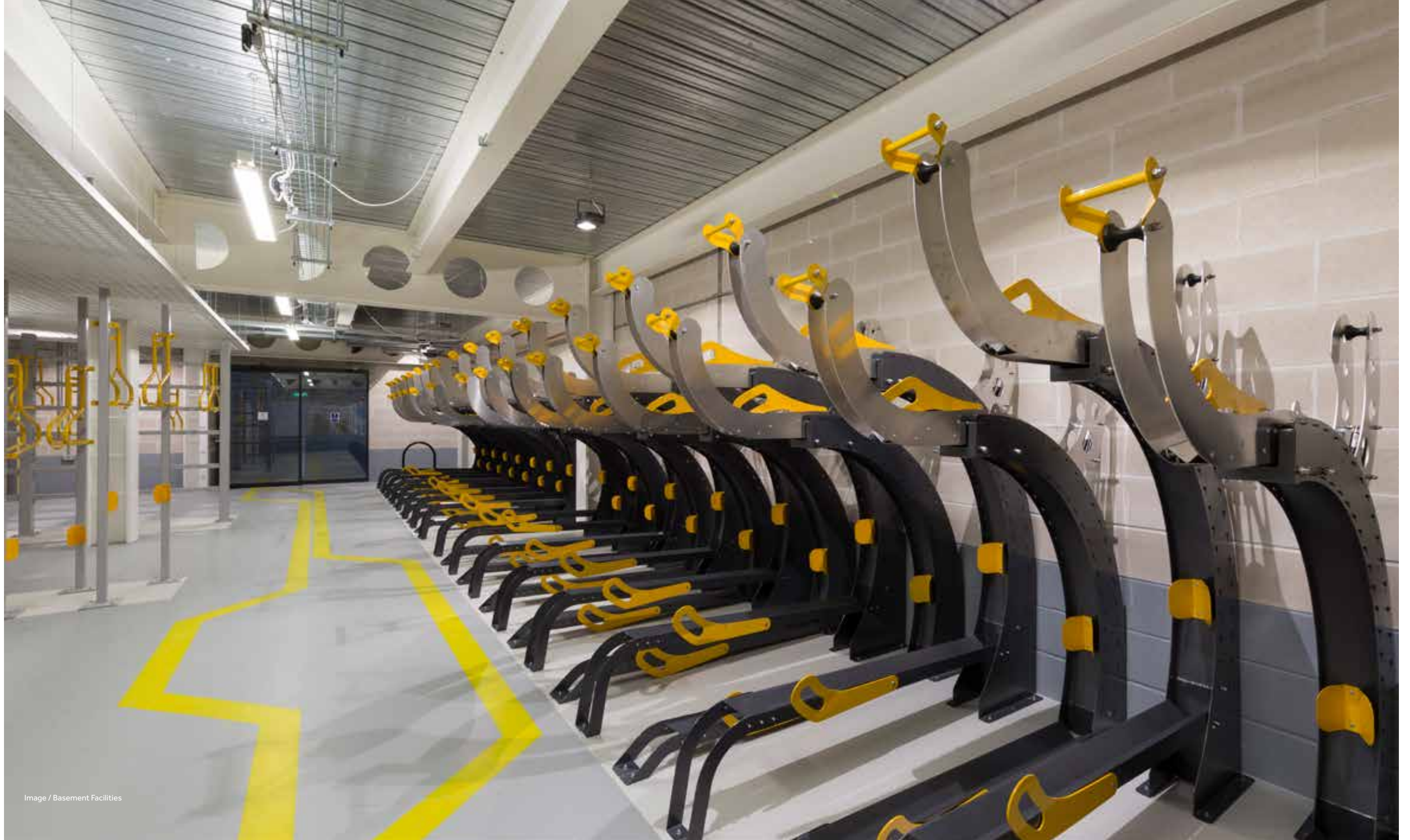


Image / Basement Facilities



[01]



[02]

- 01 / Bike lockers
- 02 / Hairdryers
- 03 / Changing rooms
- 04 / Bike locks



[03]



[04]



[01]



[02]



[04]

- 01 / Café
- 02 / Conference room
- 03 / Meeting room
- 04 / Atrium



[03]



CENTRAL TO LIVING

When it comes to quality of life, Reading has a lot to offer. With a wide variety of idyllic country and riverside homes in the area alongside excellent town centre accommodation, residents can create the lifestyle of their choice. Reading also offers everything for people with discerning tastes. The high street includes independent boutiques and large department stores such as John Lewis and House of Fraser. Food-lovers will find quality local gems such as London Street Brasserie alongside popular franchises including Carluccio's and Jamie's Italian. The town offers plenty of nightlife as well as a thriving cultural scene. For those that value quality of life, Reading has it all.



LOCAL AMENITIES

COFFEE SHOPS

- 01 / Costa
- 02 / Caffè Nero
- 03 / Starbucks
- 04 / Workhouse Coffee
- 05 / Forbury Kitchen

HOTELS

- 06 / Forbury Hotel
- 07 / Malmaison
- 08 / Novotel
- 09 / Premier Inn

BARs

- 10 / Zero Degrees
- 11 / Milk
- 12 / Revolution
- 13 / Veen

RESTAURANTS

- 14 / Bill's
- 15 / Carluccio's
- 16 / Côte Brasserie
- 17 / The Forbury
- 18 / Jamie's Italian
- 19 / London St. Brasserie
- 20 / Miller & Carter

RETAIL & LEISURE

- 21 / Advance Gym
- 22 / Buzz Gym
- 23 / Cycle Republic
- 24 / House of Fraser
- 25 / John Lewis
- 26 / Marks & Spencer
- 27 / Thames Lido
- 28 / The Oracle
- 29 / Vue Cinema





[01]



[04]



[05]



[02]



[03]



[06]

- 01 / Bill's
- 02 / Hugo Boss
- 03 / Carluccio's
- 04 / London Street Brasserie
- 05 / The Oracle
- 06 / Forbury Kitchen

THE LOCAL'S VIEW

WITH SUCH VIBRANT NIGHTLIFE, SUPERB RAIL LINKS, THRIVING BUSINESSES & DISCERNING RESIDENTIAL COMMUNITIES, RUNNING A RESTAURANT IN READING IS ENORMOUS FUN

PAUL CLEREHUGH

OWNER & HEAD CHEF
LONDON STREET BRASSERIE

I was first attracted to Reading because it had so few restaurants, now I'm flabbergasted it can support so many! I fell in love with our site – 3 higgledy-piggledy terraced shops sinking into the riverside – back in 1998, and after a lot of renovation, opened London Street Brasserie in 2000.

Reading's such an inspiring place to be a chef because of the great local produce. In Berkshire we have some of the best meat, game and arable crops in Britain. And everyone living here is aware of how amazing our local food is. From real ales like West Berkshire Brewery's Good Old Boy, to award-winning cheeses such as Barkham Blue and Wigmore. I've been cooking from our Berkshire larder since we opened, and it's probably why our guests keep coming back for more. I'm also massively enthusiastic about Reading's cultural mish-mash, particularly the vibrant ethnic shops at Cemetery Junction, where I buy African maize and goat meat. Bring on Reading's twist on Notting Hill Carnival!

The Brasserie is coming up to its 16th birthday, and it's been extremely motivating watching Reading continually evolve in that time. When we started there was no Oracle and no Forbury Place. And the town's still developing – the University keeps growing, and the road and rail links keep more and more people and businesses coming in. Over the years, some of my waiters, managers and chefs have gone on to open their own restaurants and bars, and interestingly they've all stayed local. A testament to the local economy and produce, I like to think.

Today there are over 100 eateries in town, including some fantastic non-chain bars and restaurants. Some of my favourites include Perry's Caribbean Cuisine by the Marketplace and Thai Corner on West Street, and The Jolly Angler for a pint by the river Kennet. In summer, in between cooking lunch and dinner, I'll often escape to Forbury Gardens and the Abbey Ruins to read the paper and watch the world drift by.





01 / Caversham Lakes
02 / Rowing in Reading
03 / River Thames





Image / Forbury Gardens

150
LANGUAGES
SPOKEN

£
TOP 25 EUROPEAN
CITIES FOR FOREIGN
DIRECT INVESTMENT

£5.7m
UPGRADE TO
THE RIVERSIDE
AT THE ORACLE

A*
BEST FOR A-LEVELS -
RANKED HIGHEST IN
AVERAGE POINT SCORE

HIGHEST DENSITY OF TECH
BUSINESS IN UK, NEARLY TWICE
THAT OF NEAREST COMPETITOR

1ST
UK'S BEST
PLACE TO LIVE
AND WORK

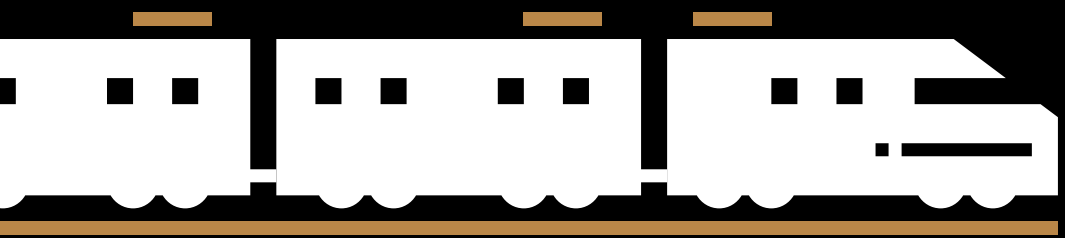
20%
OF UNIVERSITY OF
READING GRADUATES
REMAIN IN THE AREA
AFTER GRADUATION

FORECAST TO
BE THE FASTEST
GROWING UK CITY
UP UNTIL 2019

26 MILLION

PASSENGERS USE
READING STATION
EVERY YEAR

READING WILL BE THE MOST WESTERLY
STATION ON THE ELIZABETH LINE,
LINKING READING WITH LONDON



READING MEANS BUSINESS

Reading is a leading UK and European economic powerhouse. Here are some of the top reasons to do business in Reading.

THE UK'S BEST PERFORMING ECONOMY

- Fastest growing economy 2017 - 19 according to the EY UK and Regions Economic Forecast 2016.
- Best place to live and work in the Good Growth for Cities 2016 Index (PwC / Demos) of the 36 largest economic areas in the UK, according to 10 key indicators key to economic success and wellbeing, including employment, health, income and skills.
- Second most prosperous city in the UK - Barclays UK Prosperity Map 2015
- The 4th best location for economic expansion and business growth - UK Vitality Index 2016 (Lambert Smith Hampton) and joint top for 'most productive' and 'most entrepreneurial'.

A CREATIVE HUB

- 2nd highest increase in creative sector employment.
- 11% employed in creative businesses.
- Nesta's The Geography of Creativity 2016 highlighted Reading's burgeoning creative sector. 75% of those jobs are in software and digital sub sectors.

THE UK'S BEST WORKFORCE

- Ranked second for productivity (behind London) - Centre for Cities' Cities Monitor 2016.
- 5th best qualified workforce in the UK, with nearly 50% of Reading's population educated to NVQ4 or above
- 5th for share of UK graduates (28% of population are graduates) and over a fifth of University of Reading graduates stay local thanks to the buoyant economy.
- The unemployment rate stands at 0.9% (Jan 2016).
- High wages attract a skilled workforce - Reading has the 4th highest average weekly wage in the UK (Centre for Cities 2016)

LEADING EUROPEAN CITY FOR INVESTMENT

- Top 25 most attractive European cities for Foreign Direct Investment - FDI European Cities & Regions of the Future (2016/17 - Financial Times).
- This benchmarks European cities against economic potential, human resources, cost effectiveness, quality of life, infrastructure and business friendliness. Reading was also rated second Small European city for business friendliness and ranked in the top ten in four other business categories in the FDI awards.

TOP 10 EUROPEAN CITY FOR ICT INVESTMENT BY POPULATION

- Reading has been ranked 9th in Europe for Foreign Direct Investment in ICT per 100,000 of population in the FDI
- An innovative business environment
- 4th highest start up rate in the UK - Centre for Cities.
- Home to 13 of the world's top 30 brands. Microsoft, PepsiCo, Cisco, Symantec, Oracle Corporation, Prudential, AMEC Foster Wheeler, Verizon all have offices in Reading

HEART OF THE KNOWLEDGE ECONOMY

- Highest density of tech business in UK, nearly twice that of nearest competitor
- 2nd highest digital turnover - £12.5bn, 13% of UK total
- 45,269 tech jobs, with 30% growth 2011-15
- Tech Nation 2017 - Read more here
- More than one in five enterprises in Reading are classed as tech companies
- The proportion of tech businesses in Reading is rated three times the national average.
- Reading tops the table as the UK's number one tech centre according to KPMG's Tech Monitor Report 2016.

BEST EDUCATION IN THE UK

- Reading borough has the best A Level results in the country (of 151 local authorities) for the fourth consecutive year.
- The combination of high achieving grammar schools and academies alongside leading independent schools means Reading pupils achieve the average student scoring 38.73, the highest in England.
- Reading School (boys state grammar) is ranked 8th in the country for GCSE results.

QUALITY OF LIFE

- 8th best European micro city for the quality of life, based on health, labour force and income.
- The 2013 Good Growth for Cities' report remarked that Reading's size and location means it offers many of the benefits usually associated with large cities without the drawbacks.
- The RSA National Heritage Index (2015) rated Reading in the top 16 per cent of the country for its overall heritage
- The RSA 2016 Index puts Reading in the UK top 2% for museum assets and top 16% for heritage assets.
- Reading has 800 listed buildings, 15 conservation areas, two scheduled ancient monuments and five historic parks and gardens.

CULTURALLY DIVERSE

- Reading is one of the most culturally diverse places for its size in the world with 150 languages spoken in homes across the Borough.

SECOND HIGHEST DENSITY OF SMES IN UK

- Reading is second only to London for the concentration of SMEs, with 364.6% per 10,000 population in 2013 (Centre for Cities Small Business Monitor 2014). It is also ranked 2nd for the number of businesses per 10,000 population (Centre for Cities)The floor finish is a grey resilient hardwearing resin system with encapsulated yellow stripes continuing through. Walls are fully painted and high level services are concealed over two open cell ceiling panels. Diffuse lighting is also located over these grid ceilings.
- The return corridor houses the secure folding bike lockers and further vertical racking.



CONNECTED FOR BUSINESS

With so many transport connections for rail, road and air, Reading is truly a first-class business location. 200 trains go from Reading's recently redesigned station to the capital every day. Paddington is only 25 minutes away, with trains departing as often as every four minutes. Once outside the station you can hire folding bikes through Brompton's innovative new locker systems, which makes getting round town easy and fast. For those travelling by road, the town centre is under five miles from the M4 and Heathrow is just 28 miles away. A Rail Air coach service also departs every 20 minutes at peak times. With further convenient links to Gatwick, Reading is perfectly connected for business.



[01]



[02]



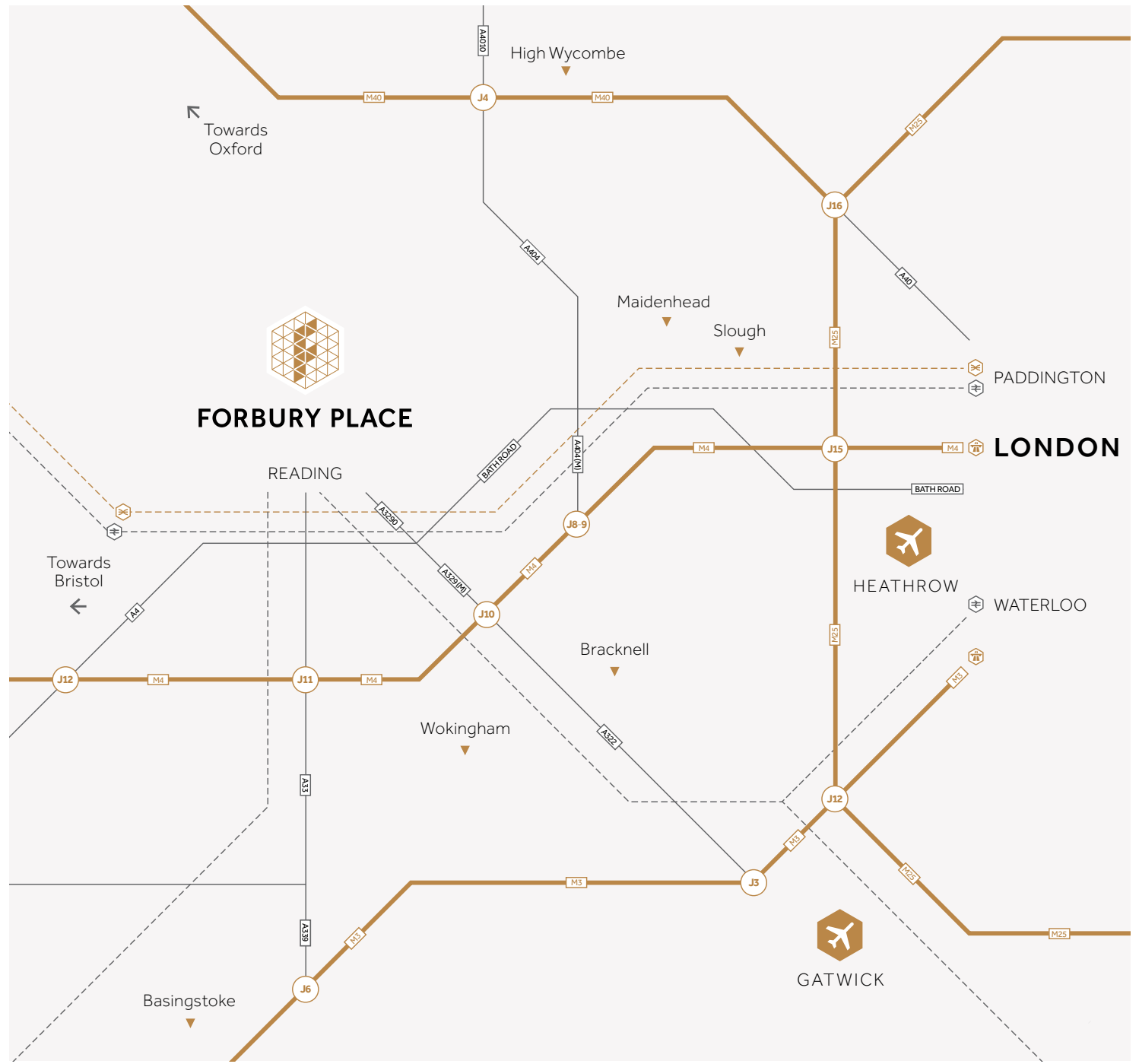
[03]

01 / Departure board
 02 / Reading train station
 03 / Brompton bike lockers

A WORLD CLASS BUSINESS DESTINATION

There are few towns that can claim the kind of impeccable transport links that Reading enjoys, which ensures stress-free travel for you and your clients.

London and its airports are on the doorstep, the west of England is easily accessible by rail or road, and there are further excellent links to the north and south of the country.

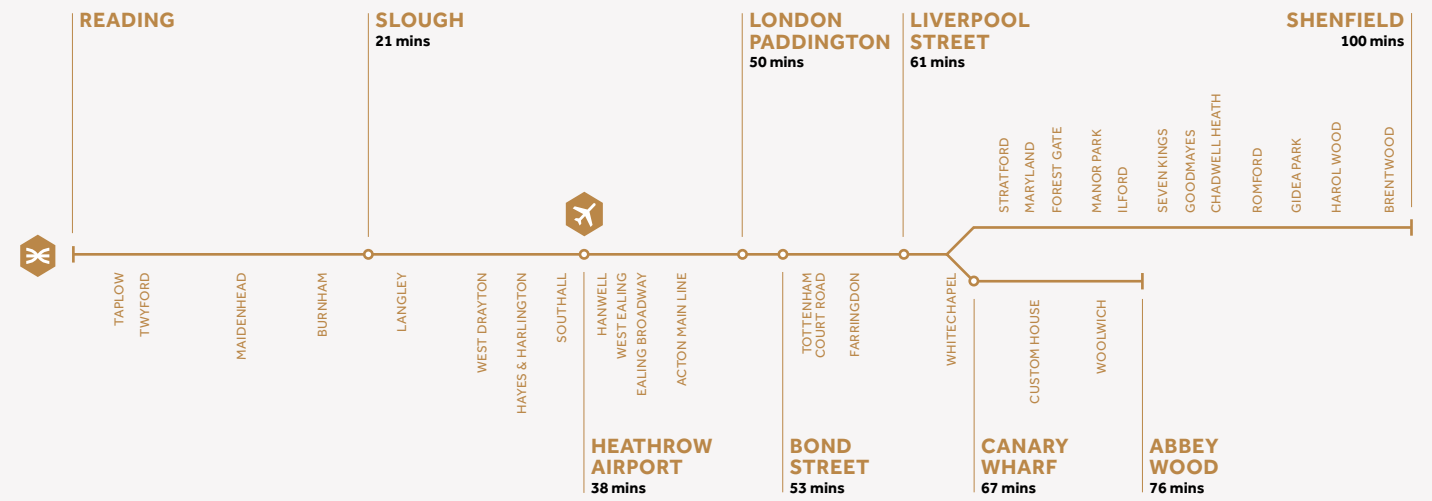


08 Only 8 minutes to the M4 and on to the rest of the motorway network.

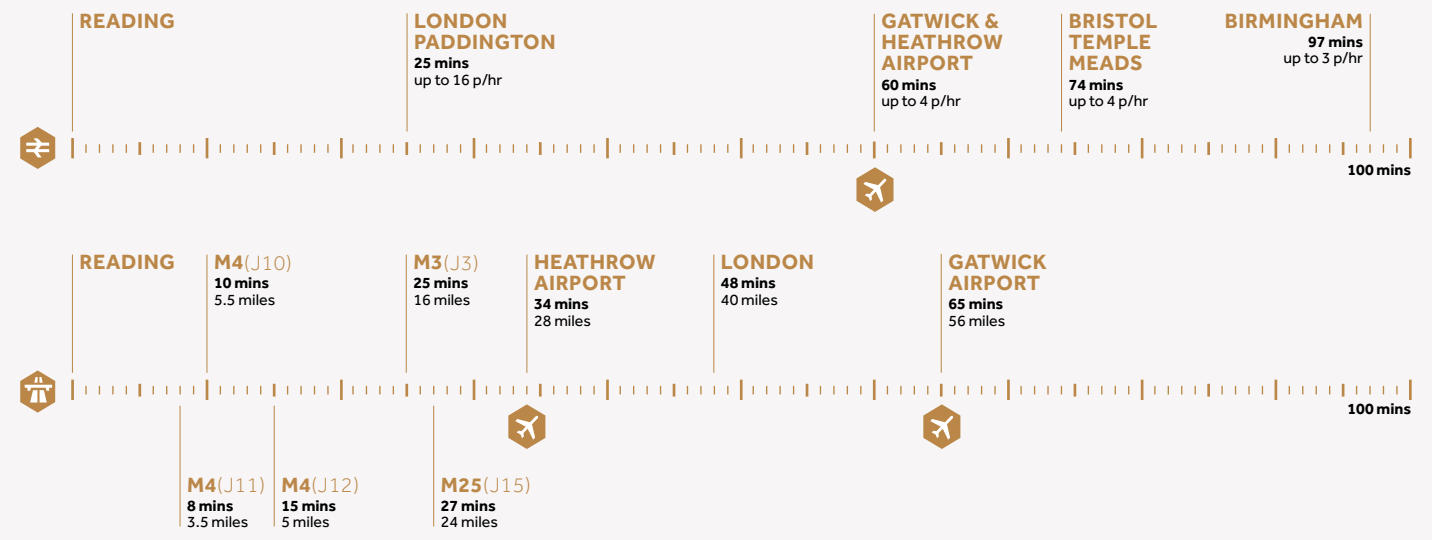
25 Only 25 minutes to Paddington and up to 16 trains per hour, that's one every 4 minutes.

28 International travel couldn't be simpler with Heathrow only 28 miles away.

CROSSRAIL: ELIZABETH LINE (COMING 2019)

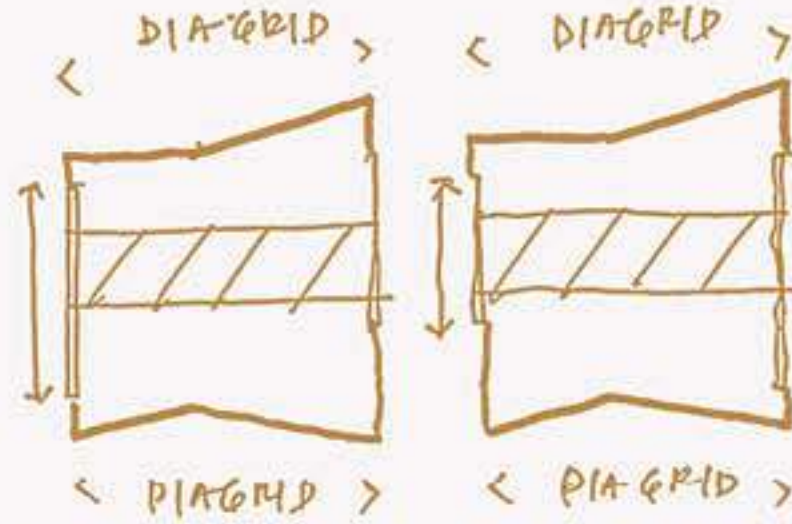


TRAVEL TIMES



SOURCE: GOOGLE MAPS / CROSSRAIL.CO.UK

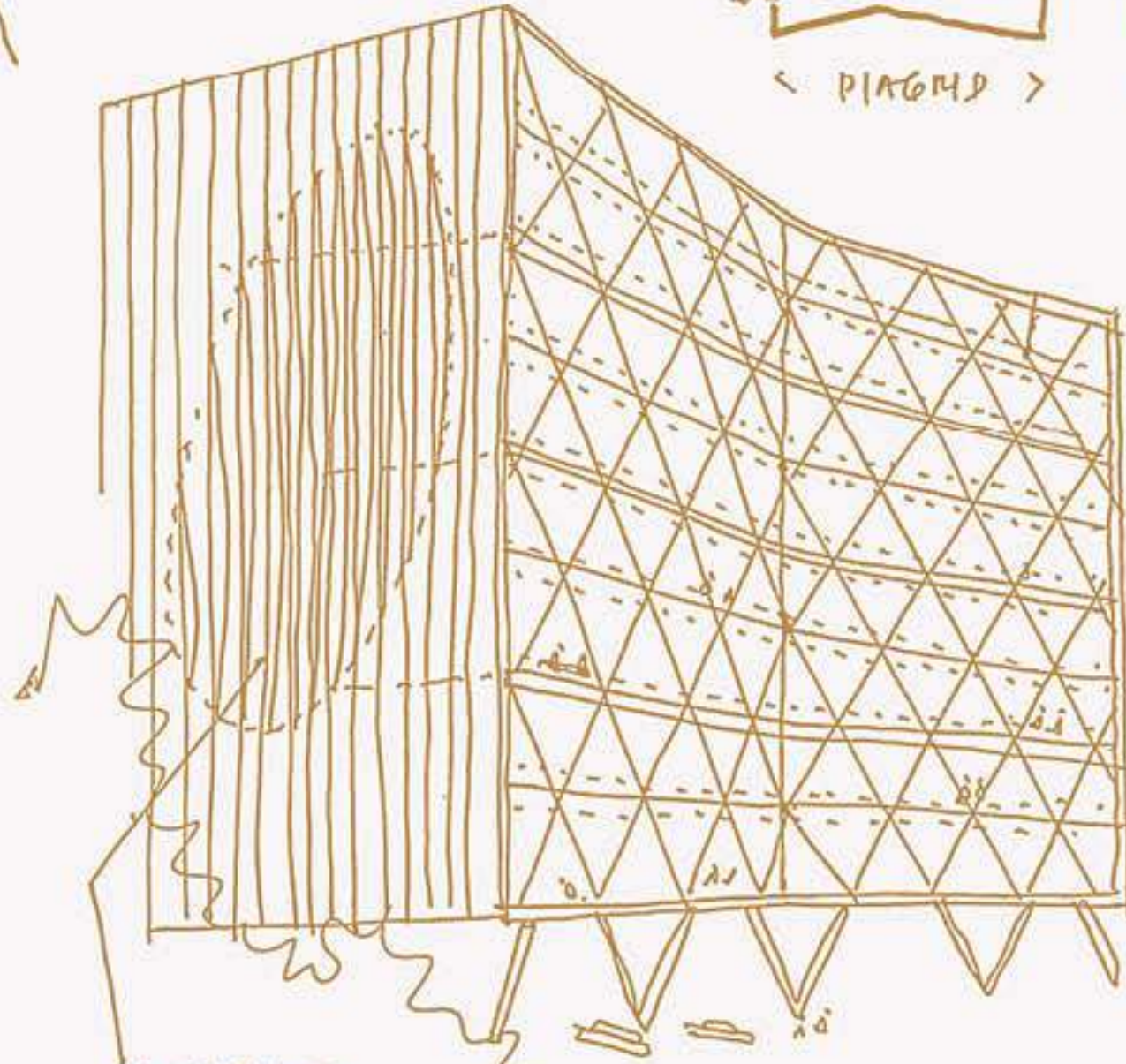
SOLID MTL. PANELS
VERTICALLY ORIENTATED
W/ 100-200 MM GAPS
20-30% OPENINGS



NORTH / SOUTH
DIA-GRID
STRUCTURE
W/ DBL. GLAZ
CURTAIN WALL
SYS



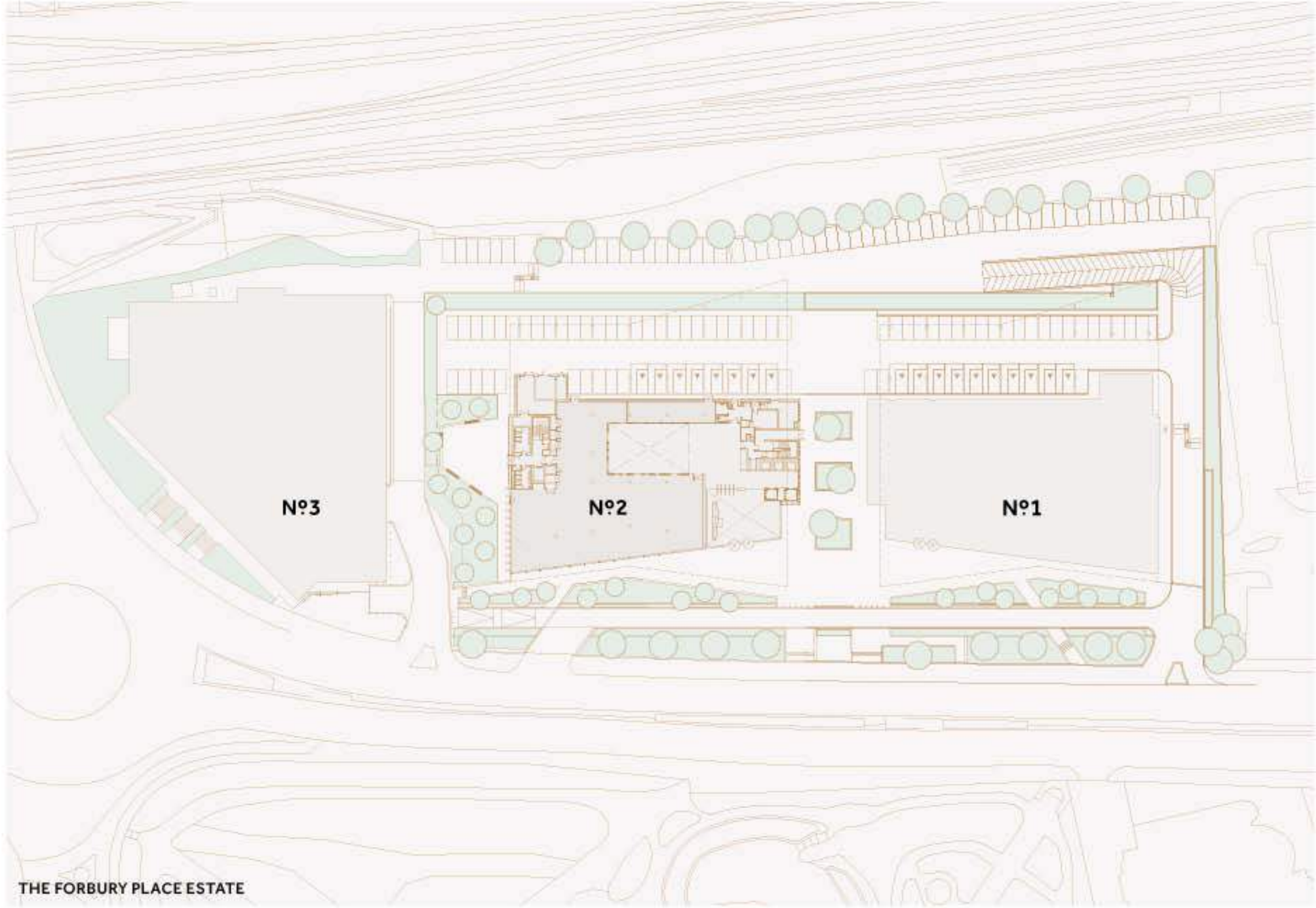
DESIGNED FOR THE DISCERNING



OPEN PANEL
INSCRIBED PATTERN
60-80% OPEN

— DIA-GRID
STRUCTURE
(NORTH
SOUTH
FACADE)

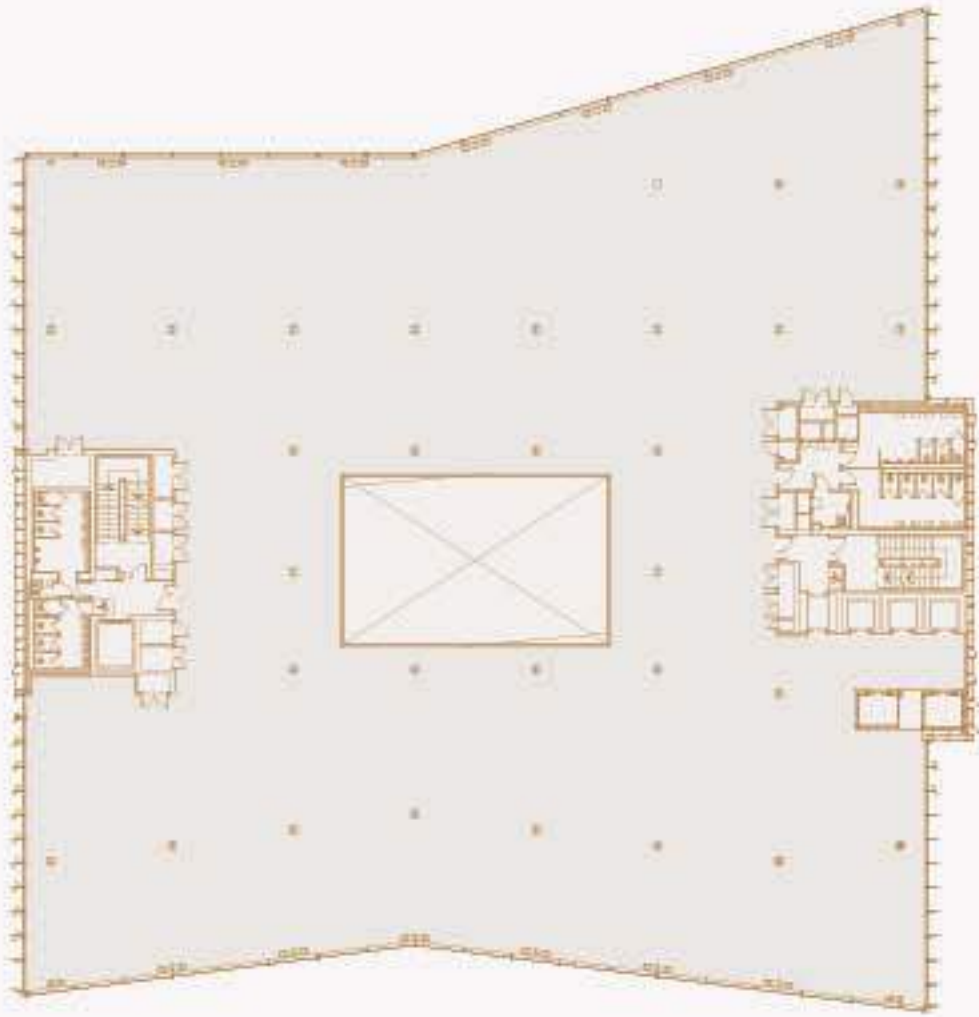
— EAST / WEST
SOLID W/
VERTICAL / DIAGONAL
OPENINGS



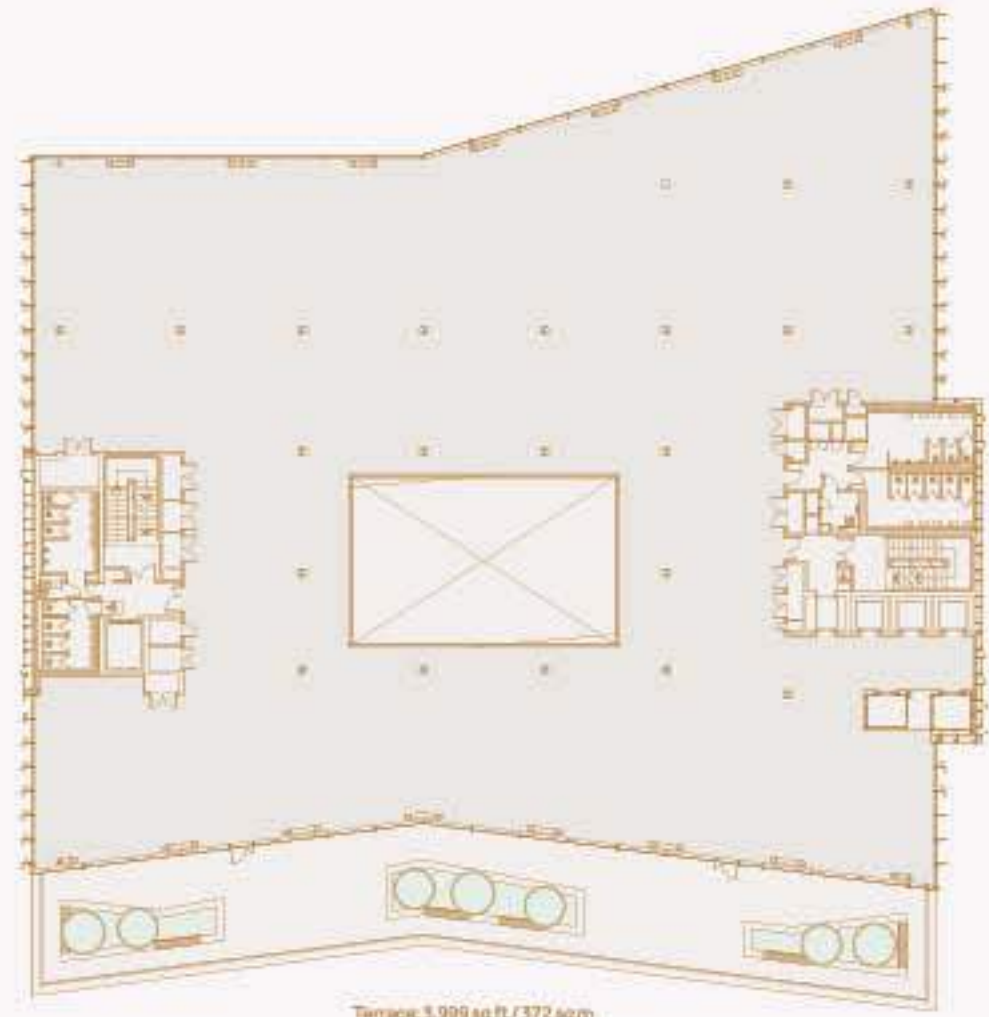
THE FORBURY PLACE ESTATE

NO.2 FORBURY PLACE SCHEDULE OF AREAS

AREA (IPMS3)	SQ FT	SQ M
Seventh Floor	22,739	2,112
Sixth Floor	22,739	2,112
Fifth Floor	27,321	2,538
Fourth Floor	27,321	2,538
Third Floor	27,321	2,538
Second Floor	27,321	2,538
First Floor	22,616	2,101
Ground Floor	9,722	903
Reception	1,675	155
Atrium	3,017	280
TOTAL	191,792	17,818
Sixth Floor Roof Terrace	3,976	369



SECOND FLOOR
27,321 SQ FT / 2,538 SQ M



SIXTH FLOOR
22,739 SQ FT / 2,112 SQ M

SUMMARY SPECIFICATION

No.2 Forbury Place has been designed to meet the discerning performance and efficiency needs of modern business.

FLOORS AND CEILINGS

- 150mm (nominal) raised access floor
- 2.9m minimum floor to ceiling height within the offices
- Metal ceiling tiles

LANDSCAPING

- Landscaped terrace on 6th floor
- Extensive public realm and new high quality estate landscaping
- Public art

ELECTRICAL SERVICES

- Lighting: Offices 350–400 lux
- Digital lighting control system
- Daylight dimming & PIR Control
- Central Building Management System (BMS)

LIFTS

- 6 x 13 person passenger lifts
- One lift doubling as a passenger and fire fighting lift
- 1 x 2,000 kg goods lift
- BCO 2014 compliant

WCs & SHOWERS

- Ground floor visitor WCs
- Male & female WCs on each floor
- Shower and changing facilities in a combined "gym" style block in the basement

MECHANICAL SERVICES: OFFICE PERFORMANCE

- VRF air conditioning system
- Internal design conditions 23°C +/- 2°C (summer), 21°C +/- 2°C (winter)
- Mechanical ventilation with heat recovery

PARKING SPACES AND ACCESS

- 225 car spaces (1:849 sq ft on IPMS3)
- 10 motorcycle spaces
- 4 electric car spaces and charging points
- 255 cycle spaces with foldable bike lockers

CONNECTIVITY

- High-speed fibre optic broadband
- Platinum Wired Score rating

SUSTAINABILITY CREDENTIALS

From an environmental perspective, No.2 Forbury Place is the model of a sustainable contemporary development.

The green credentials of any building are extremely important to an occupier, to help maintain efficient running costs. This has been at the forefront of the design for No.2 Forbury Place and the building has achieved the following:

DESIGN

The design of the building exceeds the requirements of Building Regulations Part L 2A 2010.

Passive design measures have been incorporated into the development, including a design to achieve good day lighting factors, specifying the U values of the thermal elements and controlled fittings to be improved over the minimum Building Regulation requirements.

The building's specification has been designed to include energy efficiency measures and Low and Zero Carbon technologies such as air source heat pumps, Micro CHP (Combined Heat & Power) unit and photovoltaic panels to help minimise CO2 emissions associated with operational energy consumption.

BREEAM & EPC RATING

- The building has achieved a BREEAM for Offices 2011 rating of "Excellent"
- The building has achieved an EPC rating of "A" (22).

ENERGY SAVING FEATURES

- Lighting: daylight dimming and PIR control
- Air source heat pumps
- Rainwater harvesting
- Electric car charging points
- Photovoltaic panels
- Green roof
- Low water volume flush WCs
- Low water volume taps
- Energy metering and sub metering
- Highly efficient façade
- Mechanical ventilation heat recovery
- Improved specific fan power (SFP's)
- Energy efficient luminaires

ADDITIONAL BENEFITS

- Excellent public transport connections
- Provision of cyclist parking spaces, gym standard showers and changing facilities
- Sustainably sourced timber
- Production of a building user guide
- Extensive public realm and landscaped areas
- Landscaped terraces
- Considerate Constructors award



[01]



[02]



[03]



[04]

- 01 / No.1 reception
- 02 / No.1 WCs
- 03 / Highly efficient façade
- 04 / Electric car charging point

ON SITE AMENITIES

No.2 Forbury Place has taken the amenity offer to the next level. Whether you're a cyclist, runner or just want to get ready for a night out, market-leading facilities are incorporated in the basement.

- 01 / Brompton bike lockers
- 02 / Bike repair station
- 03 / Bike racks
- 04 / Bike racks and lockers
- 05 / Changing room
- 06 / Wash basin
- 07 / Shower

BIKE STORE

- The Bike Store is located in the Basement Core 'A' in the middle of the car park, reached via strong directional yellow line and logo markings on the roadways. The Store is also identified with perimeter wall washer lighting around the blockwork enclosure and a large fully glazed entrance door. The high-security grade sliding door is automatic and is card reader accessed with a push-button release inside.
- The store, broken down into three clear zones, is fully fitted-out with cycle racking and lockers with a variety of designs to the 200 capacity given above.
- Bike lock storage bars have been added within the steel column flanges.
- A maintenance station equipped with floor mounted work stand tools and track pump is provided in a dedicated clear space inside the entrance.
- A water cooler for drinking / bottle filling is provided inside next to the entrance.

- The floor finish is a grey resilient hardwearing resin system with encapsulated yellow stripes continuing through. Walls are fully painted and high level services are concealed over two open cell ceiling panels. Diffuse lighting is also located over these grid ceilings.
- The return corridor houses the secure folding bike lockers and further vertical racking.

232 X SECURE BIKE SPACES IN TOTAL:

- 66 x spaces in 2 x tiered 'Arc' bike racking on one side of the room.
- 41 x spaces in vertical freestanding and wall mounted 'Cradle' racking.
- 23 x spaces in vertical freestanding 'Silver Bullet' racking.
- 54 x Brompton/folding bike lockers in 18 x three tiered units. Smart card access/locking
- 14 x spaces in wall mounted red 'Endo' hoops.
- 2 x spaces for electrical bikes with charging sockets.
- 48 external spaces



[01]



[02]



[03]

CHANGING ROOMS DESCRIPTION

- A heated and ventilated drying room is provided just inside each Changing area with hanging rails and wire cage racking for all wet clothing and shoes.
- Lockers are moisture-resistant board units with coloured glass-fronted doors. Locking is by smart card, numbers confirmed by a card reader display unit in each Change Lobby. Lockers are heated/ventilated to dry damp clothes by the convection ventilation from the underfloor heating rising up through the lockers via perforations and a rear air gap.
- Benches are a seamless cast and polished white resin material.
- A pair of WCs to the same high spec. as the office floors are provided to each room.
- Wash / Hair care recesses utilise the same materials spec. and fittings as the upper office floors.

- A wall ironing board cabinet is recessed into the central wall end.
- All Change rooms and circulation have large format non-slip porcelain tiles over the floors.
- Shower cubicles have glazed tile walls, back-coated glass door screens and high quality fittings. Fold-down wall seats are included.
- 17 x showers (10 x Male, 7 Female) with two other ratio options available using the sliding doors across the Showers corridor.
- 4 x WCs. Cubicles.
- 2 x Drying rooms with rails and cages.
- 242 x lockers
- 2 x full height mirrors
- 8 x bench units
- 8 x hair dryers
- 6 x hair straightening tongs
- 2 x fold away ironing boards with timer controlled irons.



[04]

LIFT LOBBY

- The following Cyclist / Change features are located in the Lift Lobby outside the changing rooms:
- 12 x Charging lockers for tablets / phones
 - 1 x vending machine (space provided)
 - 1 x water cooler with concealed cups bin
 - Locker Service joinery station for clothing dry cleaning/laundry drop-off and return.
 - A towels service store and bin fitted joinery unit outside each Changing room door.
 - A central towels service hold is shared with the Cleaners Cupboard.

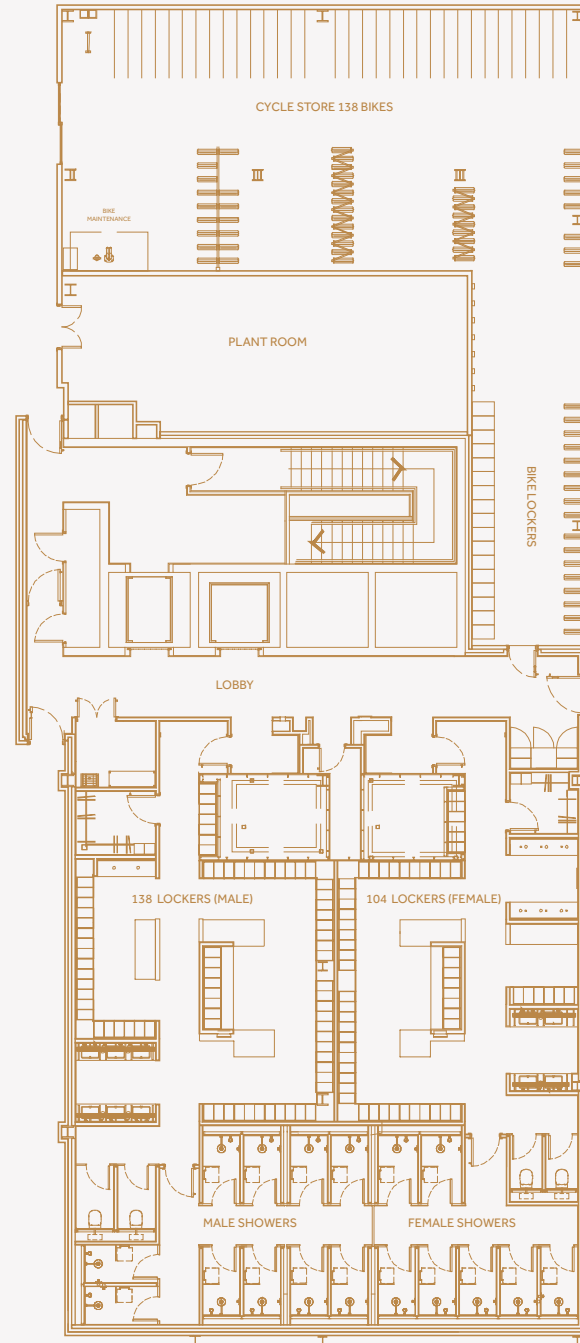


[05]



[06]

[07]



BASEMENT FACILITIES

DELIVERY TEAM

Led by M&G Real Estate and Bell Hammer, a highly experienced professional team was engaged to deliver the Forbury Place development, all of whom have first hand experience of working on successful comparable schemes in the South East office market. The delivery team included the following:

Architect

Aukett Swanke

Project Manager

Total Project Integration

Structural & Civil Engineer

AKS Ward

Mechanical & Electrical Engineer

Aecom

Quantity Surveyors

Sweett Group

Sustainability

Aecom

Landscape Architect

Macgregor-Smith Limited

Planning Consultant

Barton Wilmore

Highways & Travel Planning

Peter Brett Associates

Design by Blast

www.blast.co.uk

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A DEVELOPMENT BY

Website

www.bellhammer.co.uk

Website

www.mandg.co.uk

M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at: www.commercialleasecode.co.uk
Small business? For free help on negotiating a lease see www.leasingbusinesspremises.co.uk

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.