HERE + NOW

THAMES VALLEY PARK

HERE

Workspace is changing.
Shape your future in Here + Now.

NOW

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Here + Now pioneers a new sustainability benchmark with 145,650 sq ft of space for the ultimate wellness and community experience.

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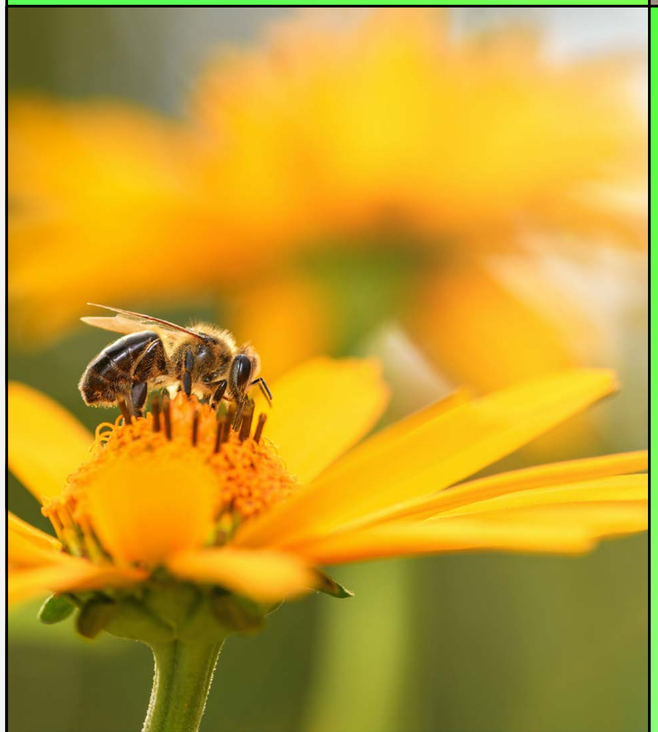
SUSTAINABILITY

Here + Now is proud to be net zero carbon with embodied carbon fully offset and all electricity powered by renewable resources.

COMMUNITY

Our social spaces for connection and community transcend the nine to five.



WELLNESS

Here + Now is the first UK scheme to have achieved BREEAM Outstanding, Fitwel 3* and RESET® Air certifications.

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A new class of workplace environment, where the office environment is complimented by a sociable community and an abundance of amenity for exercise and relaxation.

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Outdoor Cinema
Natural planting, timber and soft furnishings in the outdoor cinema create a relaxed and welcoming social space.

Cafés
The public cafe to the side of Now is the social hub of the campus, while the atrium of Here includes its own take-away café bar.

Gym
The beating heart of Here, the basement gym and wellness facilities offer over 3,000 sq ft of exercise space, connecting directly to the outdoor gym.

Wellness
From meetings to meditation, sports to socialising, campus amenities encourage users out into the open air.

Beekeeping
Rooftop beehives contribute to the diverse ecosystem of the campus and the adjoining nature reserve.

Cycling
Campus bike lanes and plentiful end of journey facilities make sustainable commuting a pleasure.

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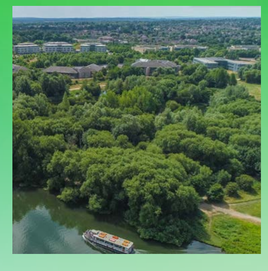
Water Meadows
This extensive area of floodplain grassland is rich with wildflowers and home to rare birds and native insects.

Local Occupiers
Join a community of the World's best business brands comprising tech, pharma, media and insurance companies amongst many others.

Transport
Excellent rail links, a free station shuttle bus, e-charge stations and cycle facilities offer quick connections to Reading and beyond

Park & Ride
A new £3.6 million park and ride at the entrance to the park provides 277 parking spaces and is served by the TVP Shuttle buses.

Lakes
Uninterrupted by traffic, the neighbouring Oracle Lakes are surrounded by a walking trail and seating for calm reflection.



The Thames
A network of walking and cycle trails through the wetlands create a direct connection to the Thames Path.

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Welcome to Here. An imaginative and inspiring workspace.

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ATRIUM

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CAFÉ BAR

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LOCKER ROOM

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CYCLE STORE

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OUTDOOR GYM

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GYM

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Lower Ground | Ground | First | Second | Third

Demise	
Gym	4,767 sq ft
Cycle Store	82
Showers	8
Lockers	138
Treatment Rooms	3

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Lower Ground | Ground | First | Second | Third

Demise	Sq m	Sq ft
Office	1,330	14,327
Plug + Play	315	3,390

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Lower Ground | Ground | First | Second | Third

Demise	Sq m	Sq ft
Office	1,716	18,471
Meeting Room	14	151

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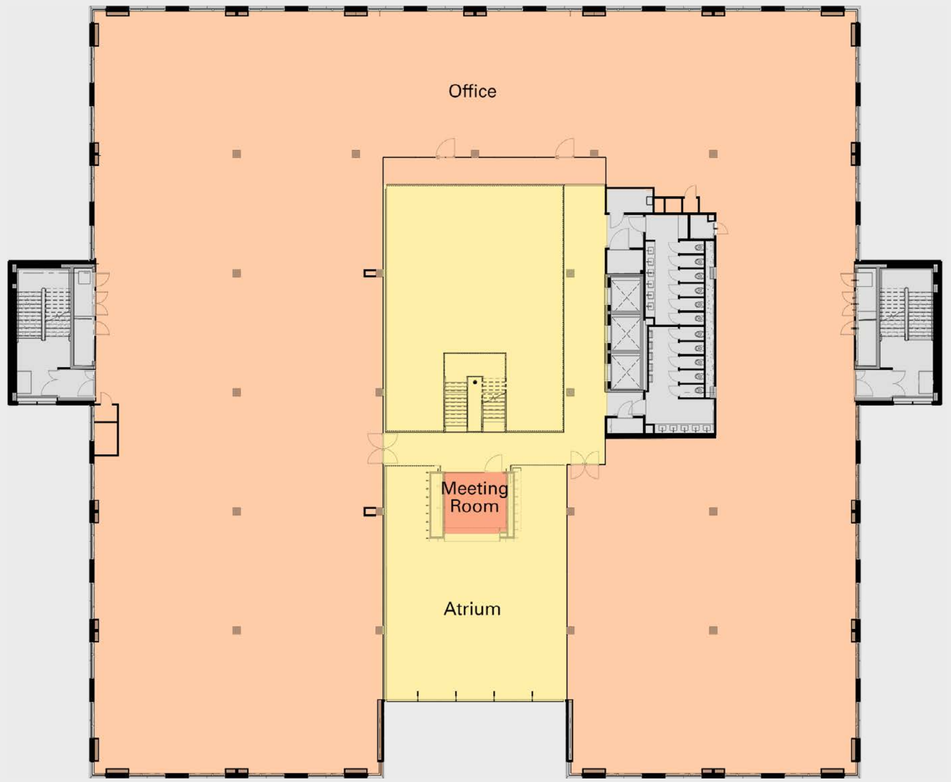

Lower Ground | Ground | First | Second | Third

Demise	Sq m	Sq ft
Office	1,689	18,180
Meeting Room	14	151

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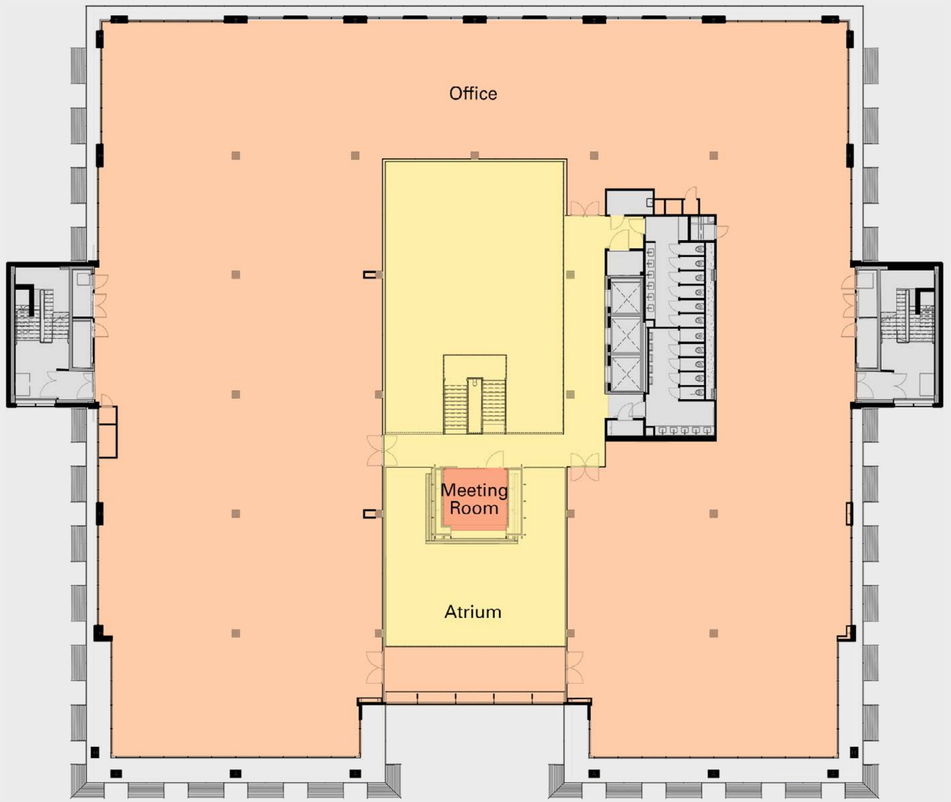

Lower Ground | Ground | First | Second | Third

Demise	Sq m	Sq ft
Office	1,565	16,846
Meeting Room	14	151

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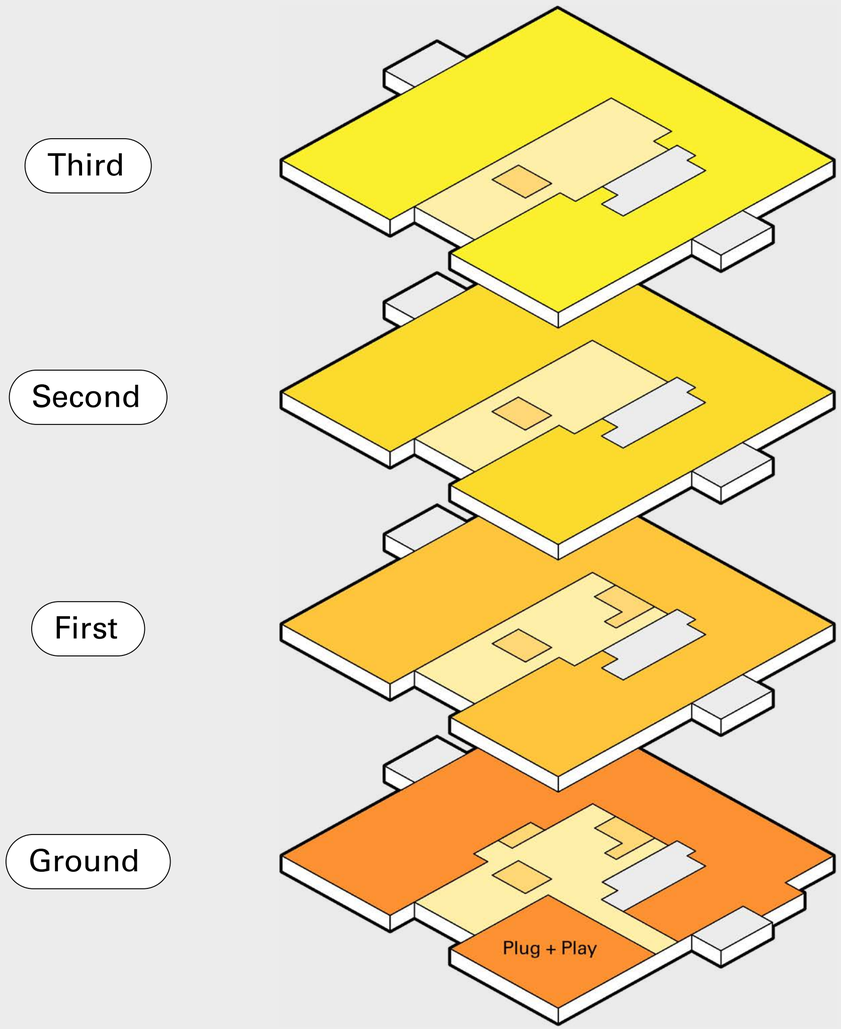

Floor	Sq m	Sq ft
Third	1,579	16,997
Second	1,703	18,331
First	1,730	18,622
Ground	1,329	14,308
Plug + Play	315	3,386
Total	**6,656**	**71,644**

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Welcome to Now.
An energetic workspace that makes room for the unexpected.

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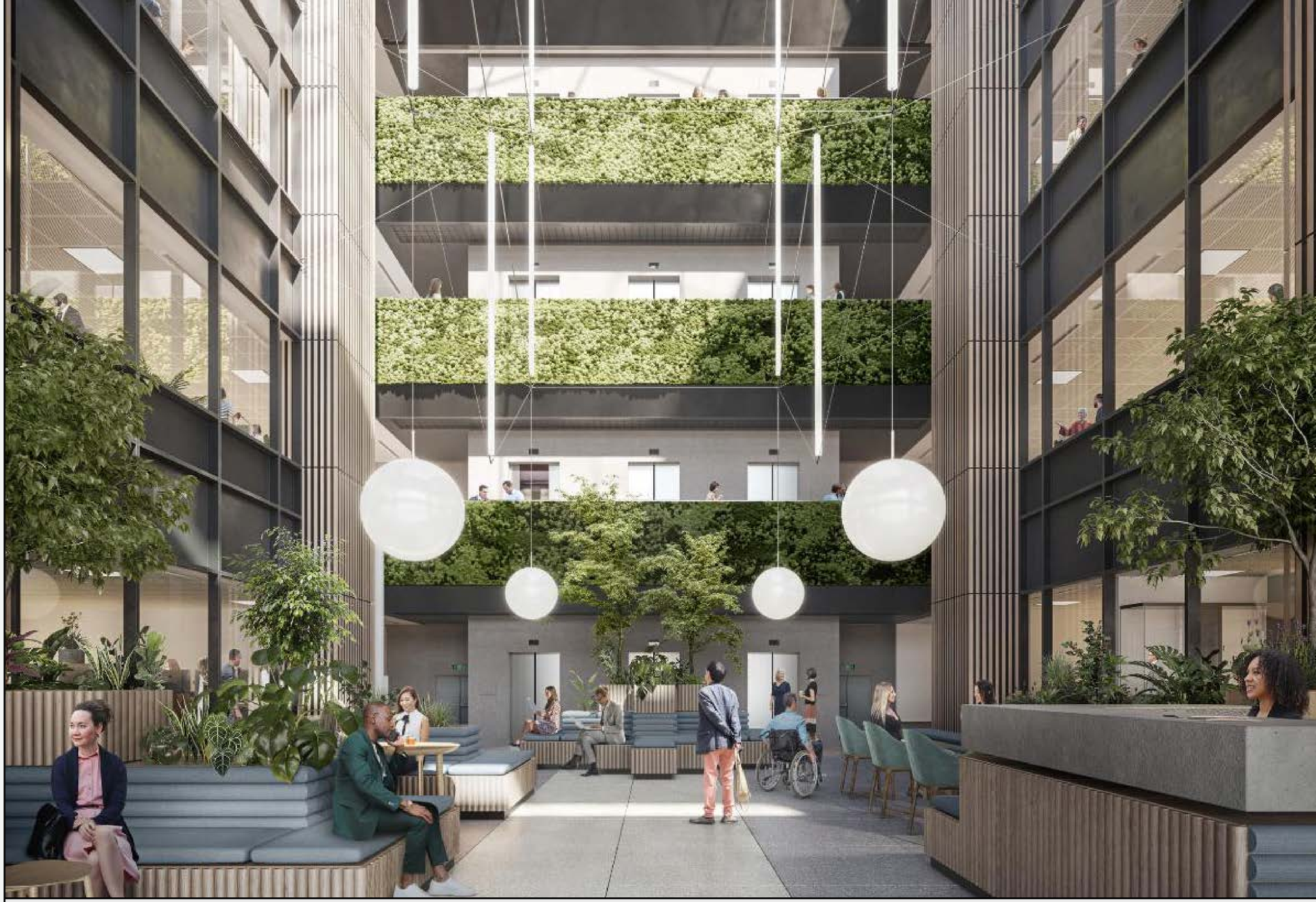

ATRIUM

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CYCLE STORE

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OUTDOOR CINEMA

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Lower Ground | Ground | First | Second | Third

Demise	No.
Cycle Store	79
Showers	7
Lockers	128

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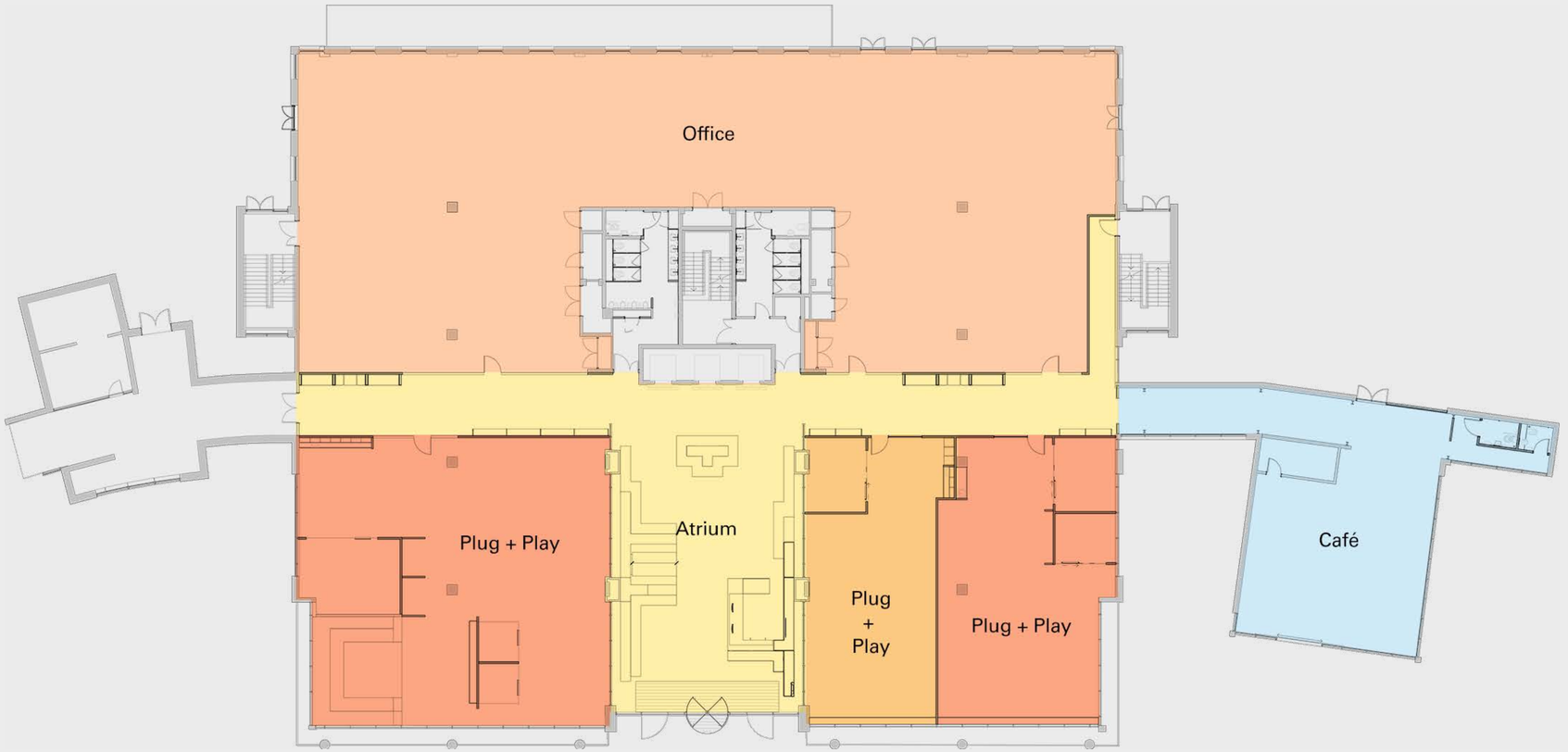

Lower Ground | Ground | First | Second | Third

Demise	Sq m	Sq ft
Office	745	8,016
Plug + Play	302	3,256
Plug + Play	133	1,428
Plug + Play	165	1,775

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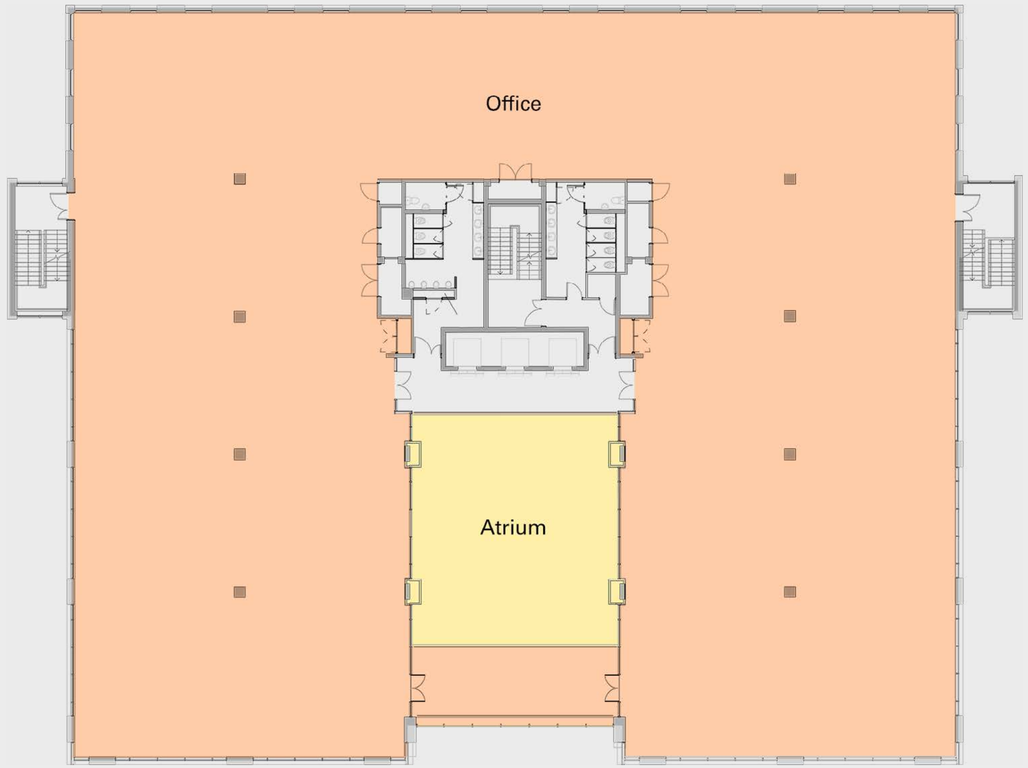

Lower Ground | Ground | First | Second | Third

Demise	Sq m	Sq ft
Office	1,544	16,624

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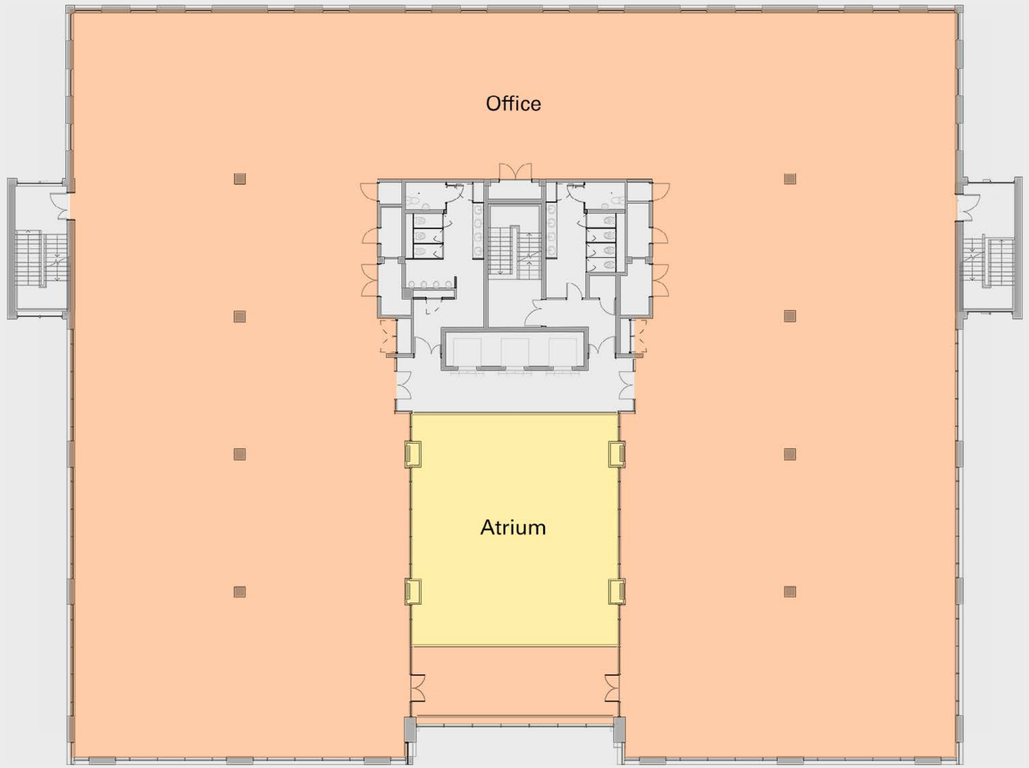

Lower Ground | Ground | First | Second | Third

Demise	Sq m	Sq ft
Office	1,544	16,624

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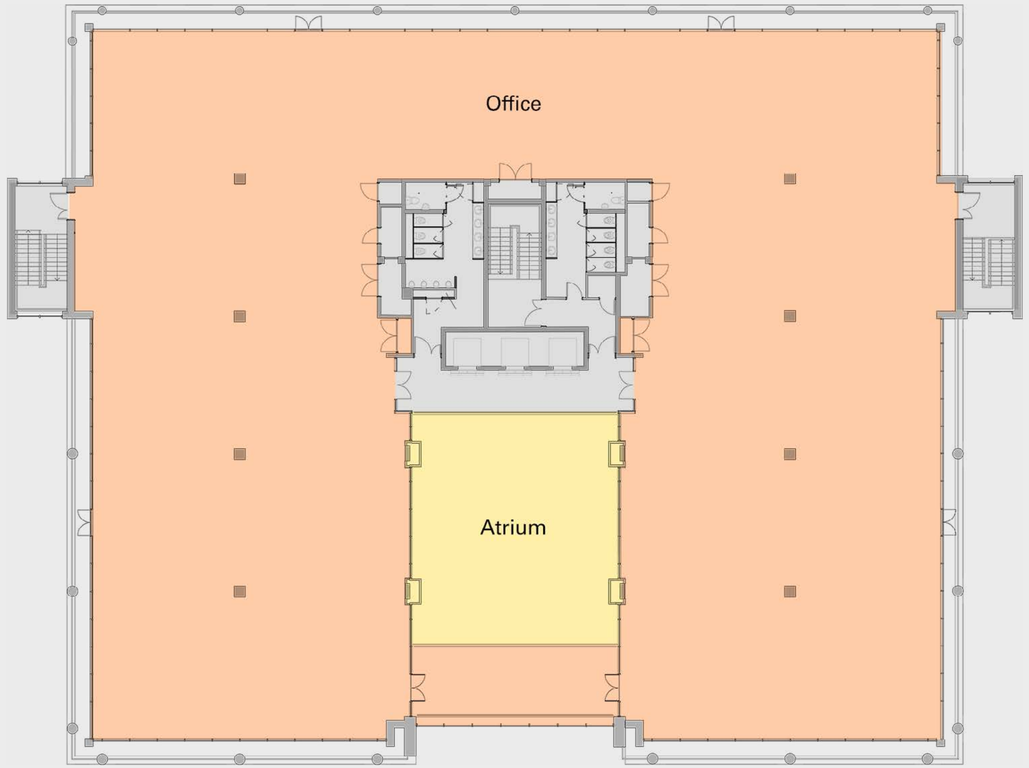

Lower Ground | Ground | First | Second | Third

Demise	Sq m	Sq ft
Office	1,401	15,083

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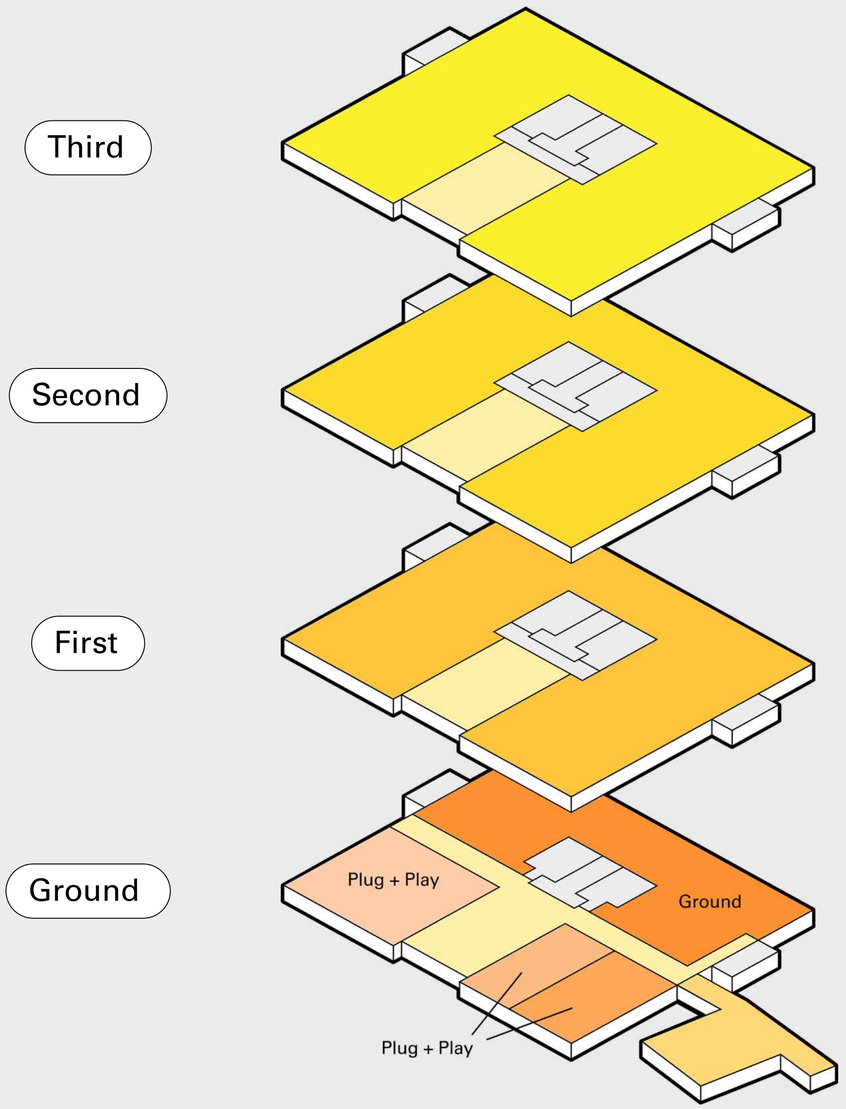

Floor	Sq m	Sq ft
Third	1,401	15,083
Second	1,544	16,624
First	1,544	16,624
Ground	745	8,016
Plug + Play	302	3,256
Plug + Play	133	1,428
Plug + Play	165	1,775
Total	**5,834**	**62,806**

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From cafés to outdoor meeting spaces, allotments to gyms, our amenities promote healthy lifestyles, connection with nature and a sense of community that are at the heart of Here + Now.

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CINEMA

Natural planting, timber and soft furnishings in the outdoor cinema create a relaxed and welcoming social space.

BUILDING APP

The Here + Now building App allows you to attend events, book meeting rooms, take advantage of local discounts and even lets you order coffee.

OUTDOORS

Long gone is the 9 to 5 at the desk – our outdoor working zone provides variety and escapism when you need it.

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CAFÉ

Both buildings at Here + Now feature cafés that act as social hub for the campus.

ATRIUM

The light-filled atriums of Here + Now are designed to create a sense of arrival and wonder.

GYM

The beating heart of Here, the gym and wellness facilities offer over 3,000 sq ft of exercise space, connecting directly to the outdoor gym.

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With net zero operational and embodied carbon, plus an outstanding BREEAM rating, Here + Now offers sustainability beyond today’s expectations.

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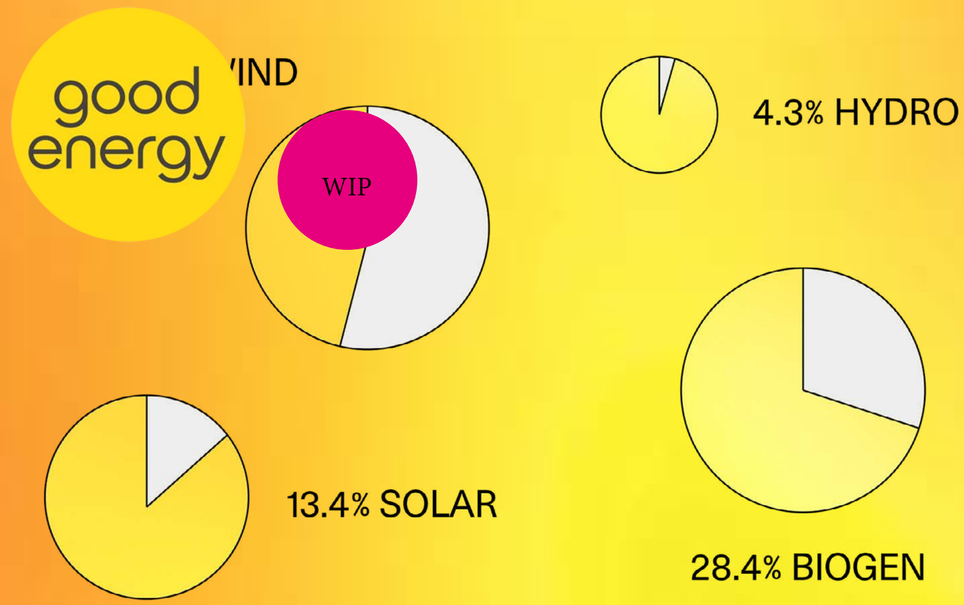
ENERGY

Our energy provider, Good Energy, sources 100% renewable electricity for both buildings.



NET CARBON ZERO

The use of renewable energy and offsetting of the embodied carbon makes Here + Now truly Net Zero Carbon.

FITWEL 3*

Our three-star Fitwel rating recognises that wellness is at the centre of Here and Now's design, development and operations.

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MATERIALS

Recycled and sustainably sourced materials have been imaginatively implemented across the Here + Now development.

RESET

RESET® Air certification recognises high and continuously maintained standards in air quality parameters affecting health, wellbeing and productivity.

BREEAM OUTSTANDING

Here + Now both target BREEAM outstanding, offering the very best sustainable environments.

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- Connectivity
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Thames Valley Park and its 80-acre nature reserve provide a setting of tranquility, light and open space, with rapid transport connections to London and beyond.

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By Car	Miles
Reading	1.5
M4 (J10)	6
M3 (J3)	16
Newbury	21
Slough	23
M24 (J15)	24
Oxford	26
Heathrow	27
Central London	41
Gatwick	56

By Train	Mins
Oxford	21
Paddington	23
Heathrow	27
Bristol	60
Gatwick	74

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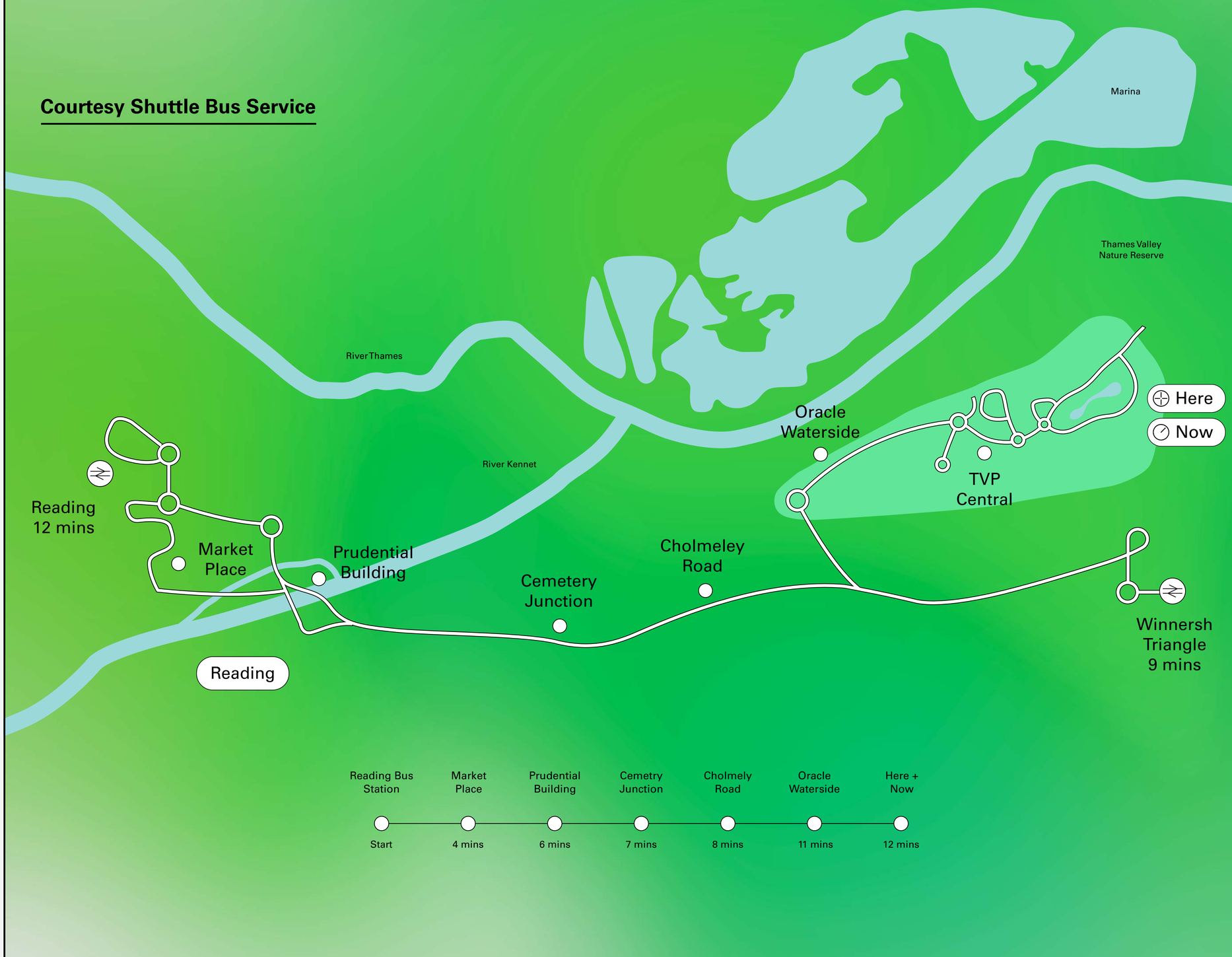
Courtesy Shuttle Bus Service



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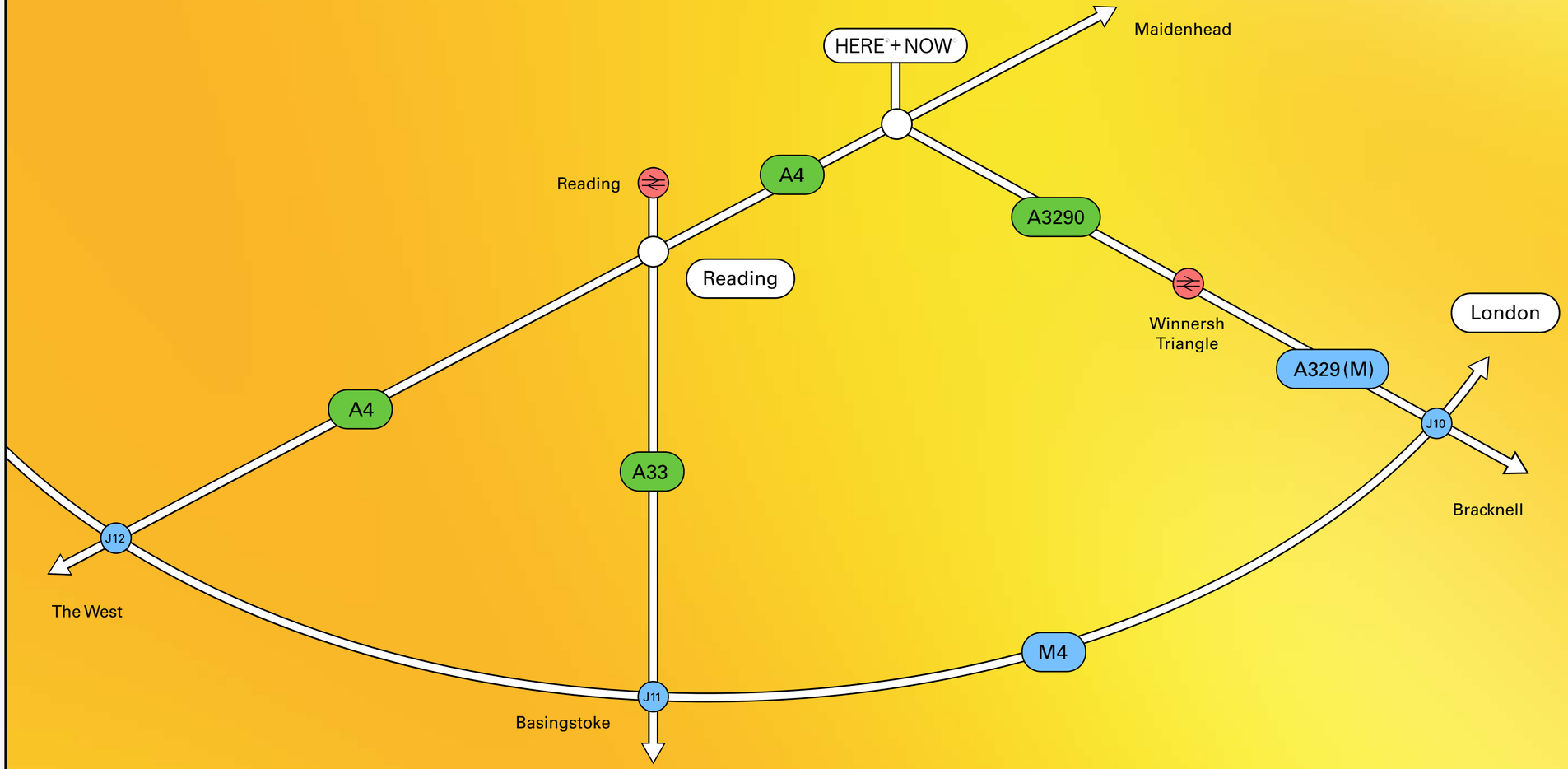
Here + Now Road Network



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BauMont Real Estate Capital

Investor
BauMont Real Estate Capital

V7.

Development Manager
V7 Asset Managment

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Hawkins Brown

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