



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.**







PROMINENT NEW ENTRANCE



A33



READING



ABBAY RUINS

READING WEST

A33

READING



CALCOT PARK GOLF COURSE



PROSPECT PARK

M4

J12

THEALE

A33

MADEJSKI PARK+RIDE

MADEJSKI STADIUM



UNIVERSITY OF READING

EARLEY

READING GREEN PARK



CAMPUS

A33

J11

M4

MEROOAK PARK+RIDE

SHINFIELD STUDIOS

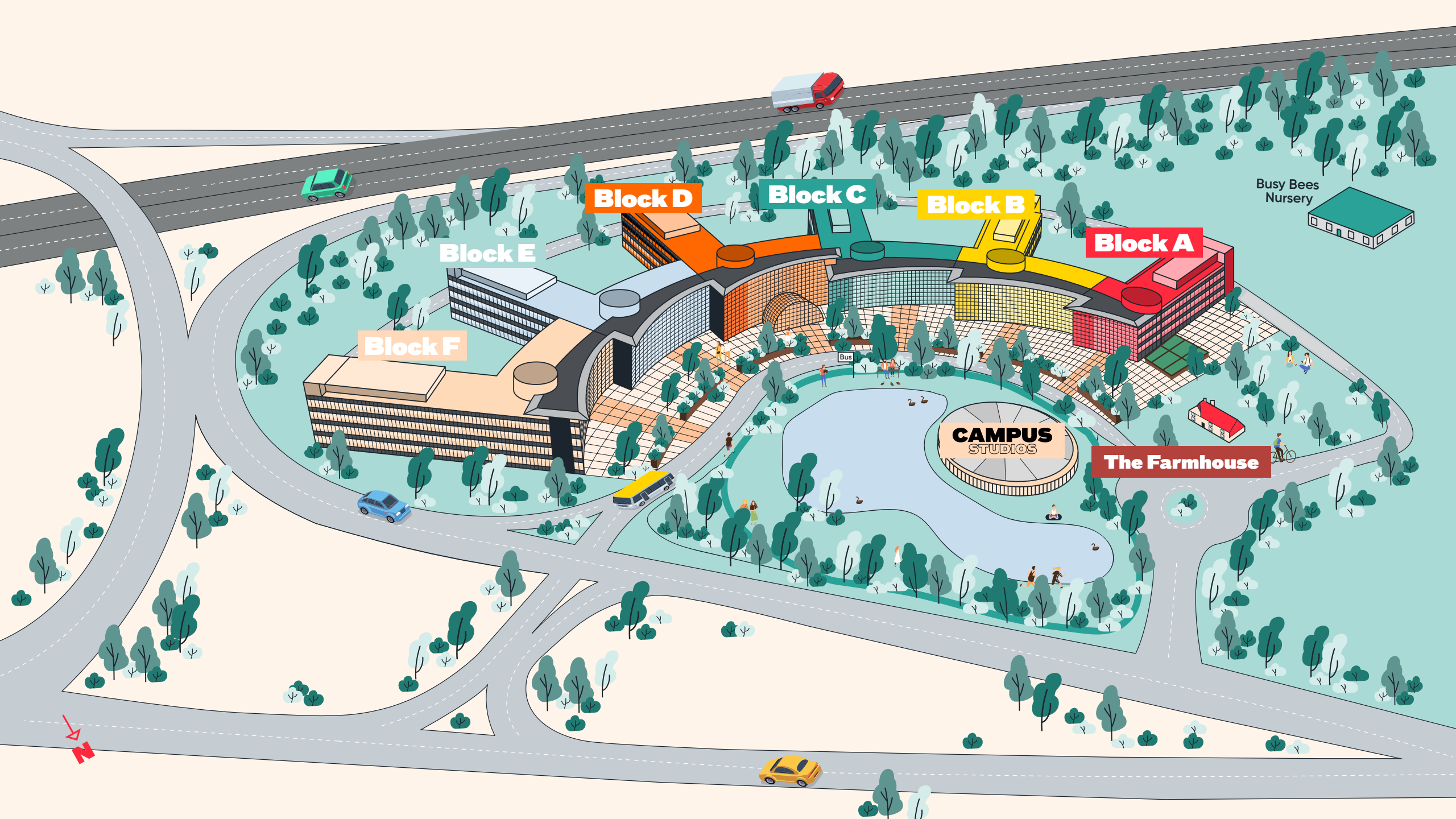


WINNERSH

J10

M4





Block D

Block C

Block B

Block A

Block E

Block F

CAMPUS STUDIOS

The Farmhouse

Busy Bees Nursery





Feature double height reception



Improved arrival experience in reception

CAMPUS LIFE



Campus Fit fully equipped gym and 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

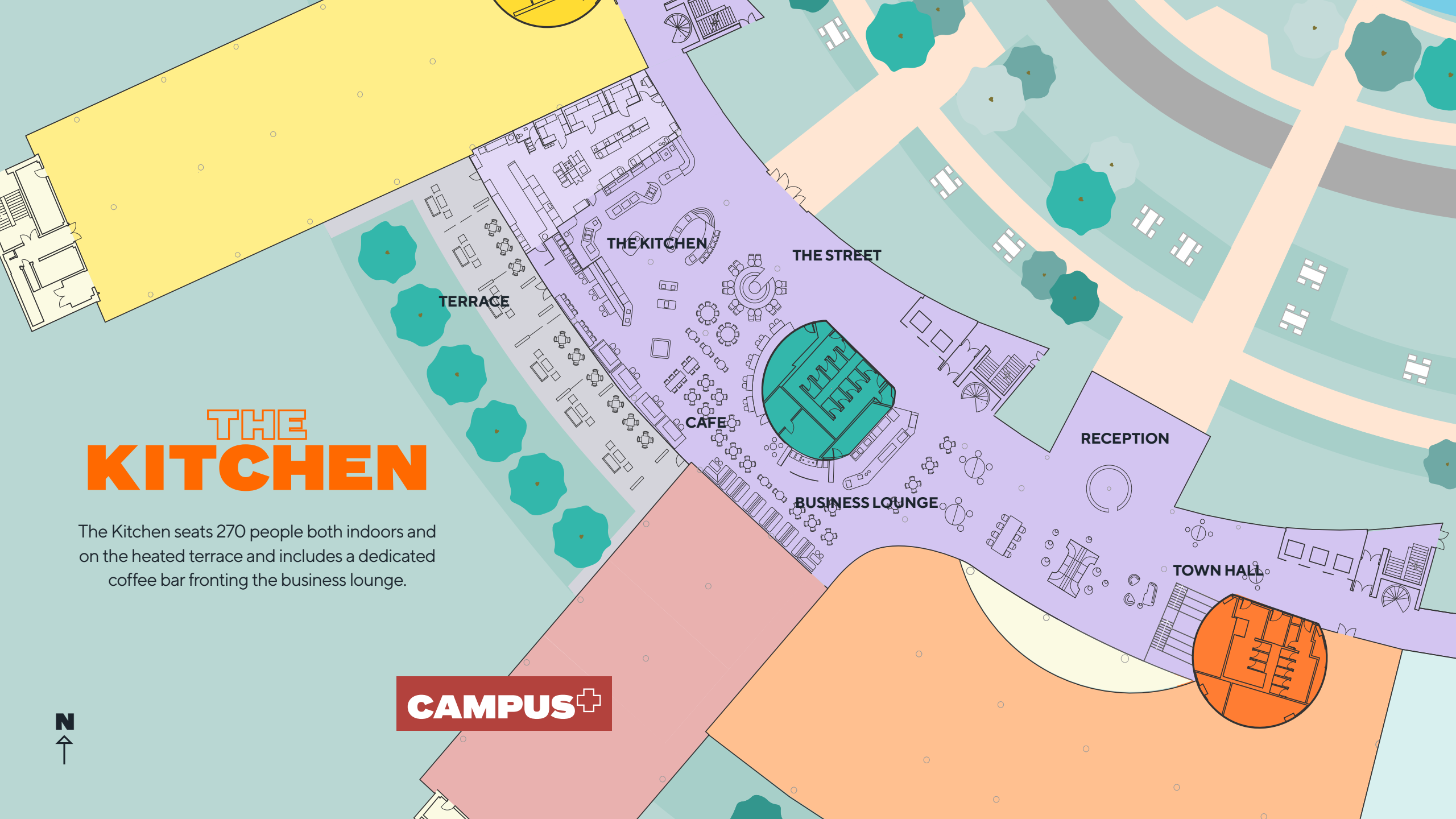


Improved arrival experience in reception

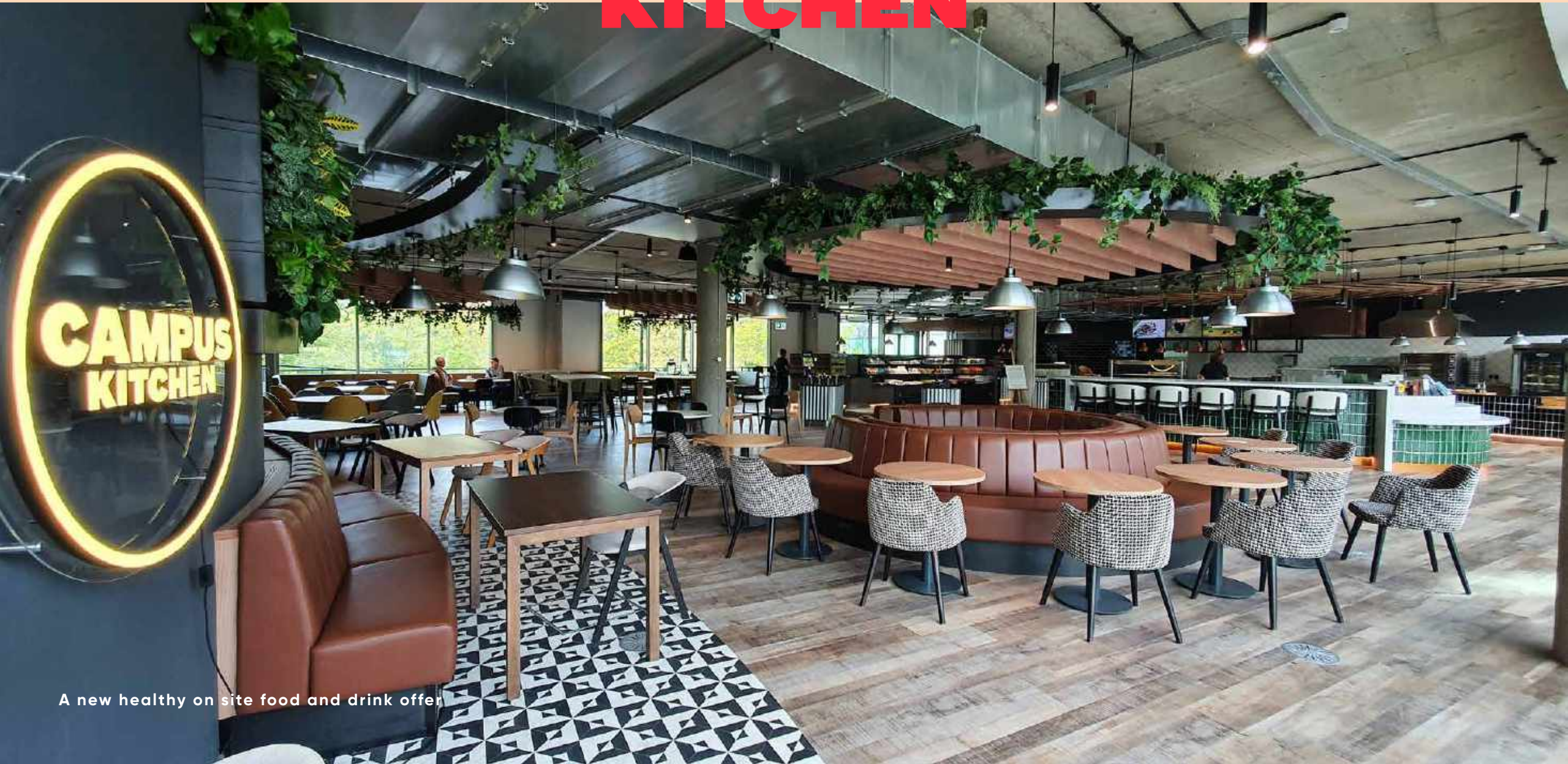
THE KITCHEN

The Kitchen seats 270 people both indoors and on the heated terrace and includes a dedicated coffee bar fronting the business lounge.

CAMPUS+



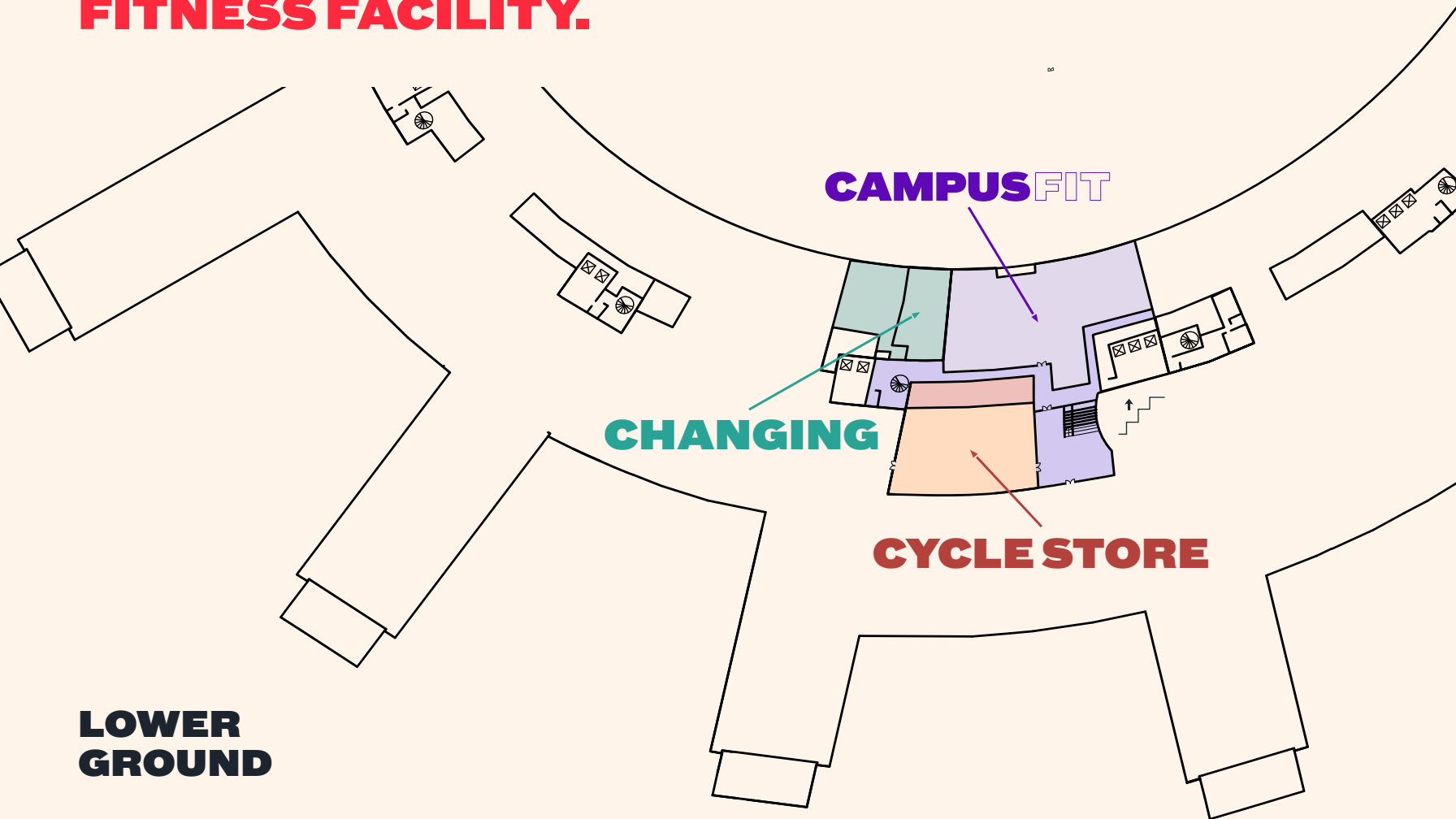
THE KITCHEN



A new healthy on site food and drink offer

CAMPUSFIT

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





Post-work stress relief at Campus Fit



A view of the Campus Studios amenity space



SITE PLAN

Busy Bees Nursery

The Farmhouse

CAMPUS STUDIOS

Block A

Block B

Block C

Block D

Block E

Block F

A33 Basingstoke Road



FIND YOUR FIT

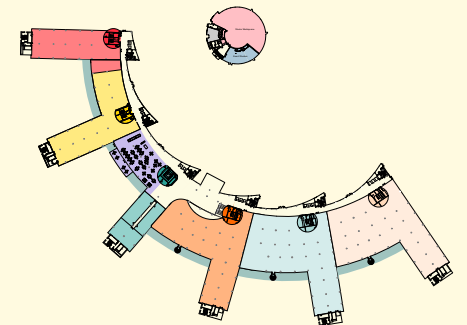
FLOOR	AREA (SQ FT)	AREA FROM (SQ FT)
3	29,013	11,368
2	62,638	11,342
2	25,984	9,862
1	21,092	21,092
G	25,122	25,112
CAMPUS STUDIO	6,942	6,942
CAMPUS+	6,798	1,523
TOTAL	177,589	

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	11,368	6,250	11,395	Accenture									29,013
2	11,342	9,503	11,339	9,536	11,330	9,588	AspenTech		9,806	6,316	9,862	–	88,622
1	11,344	9,748	Verizon				Investec Verizon	Investec				–	21,092
G	11,370	13,752	Verizon				4,807	–	Verizon	1,991	Mavenir	6,942	38,862
TOTAL	59,176	25,501	22,734	9,536	11,330	9,588	4,807	–	9,806	8,307	9,862	6,942	179,545

All areas are IPMS3

[VIEW 3D STACKER](#)

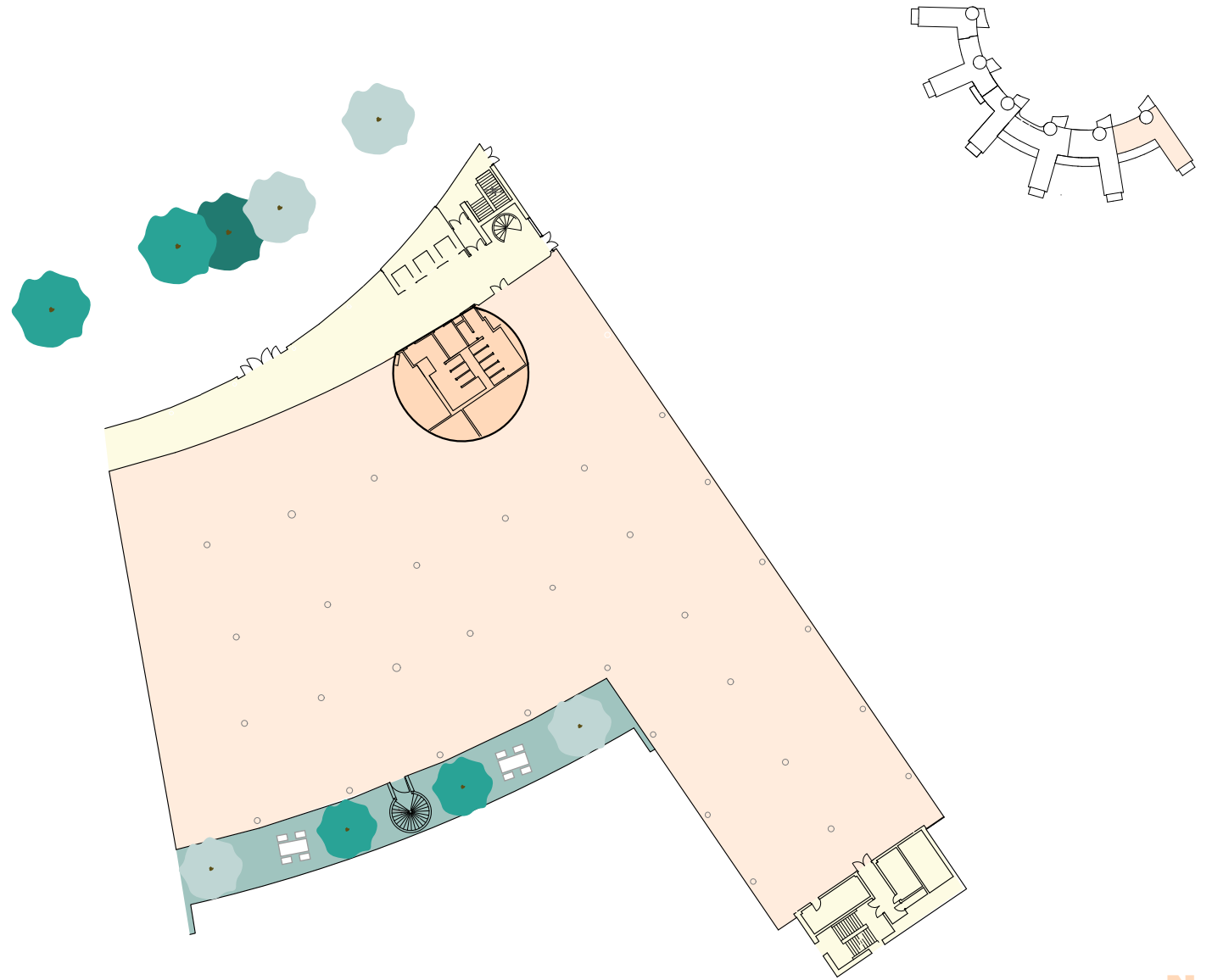


GROUND FLOOR

F

25,122 sq ft
Available Space

[VIEW GALLERY](#)

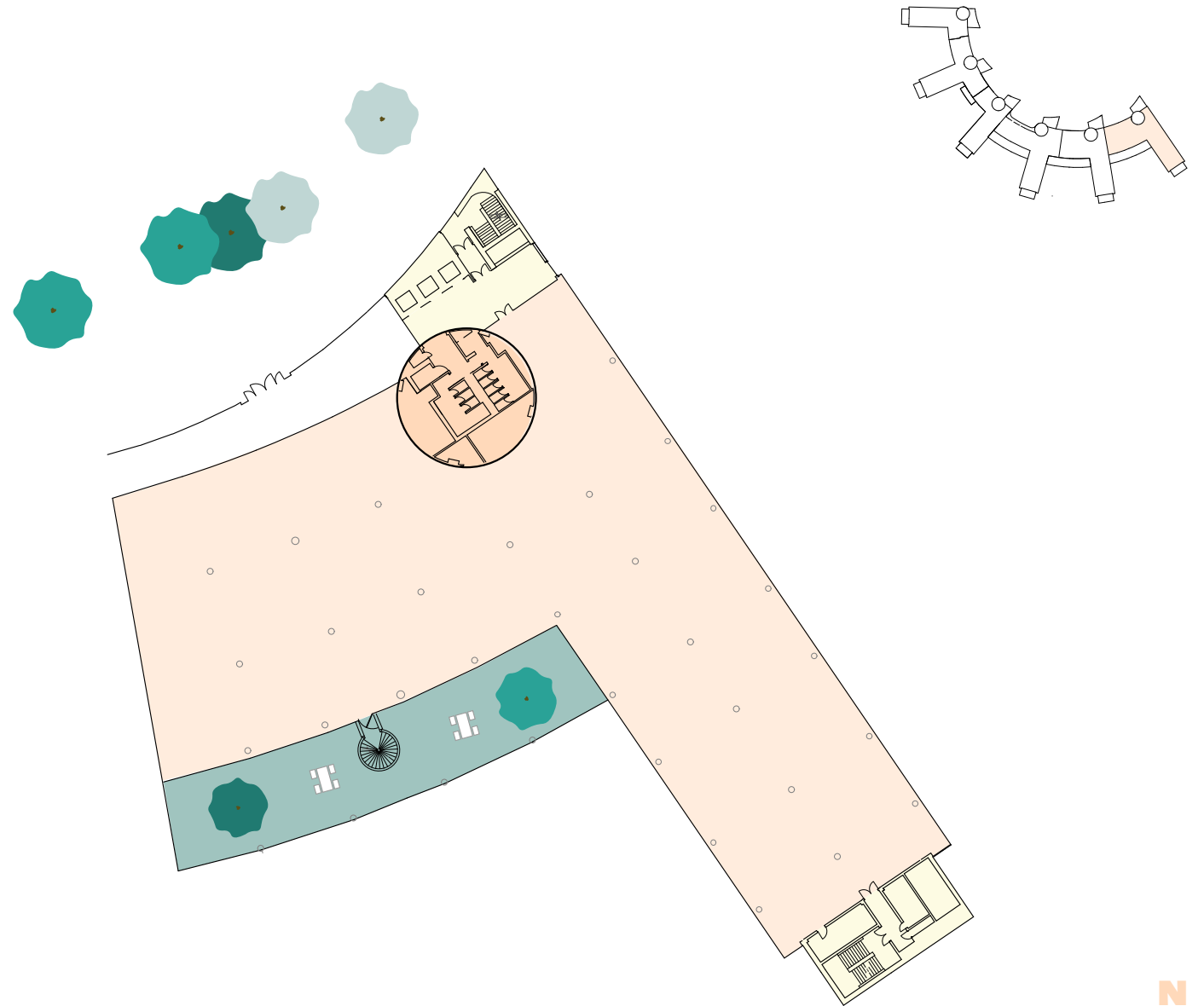


FIRST FLOOR

F

21,092 sq ft
Available Space

[VIEW GALLERY](#)



SECOND FLOOR

A-B

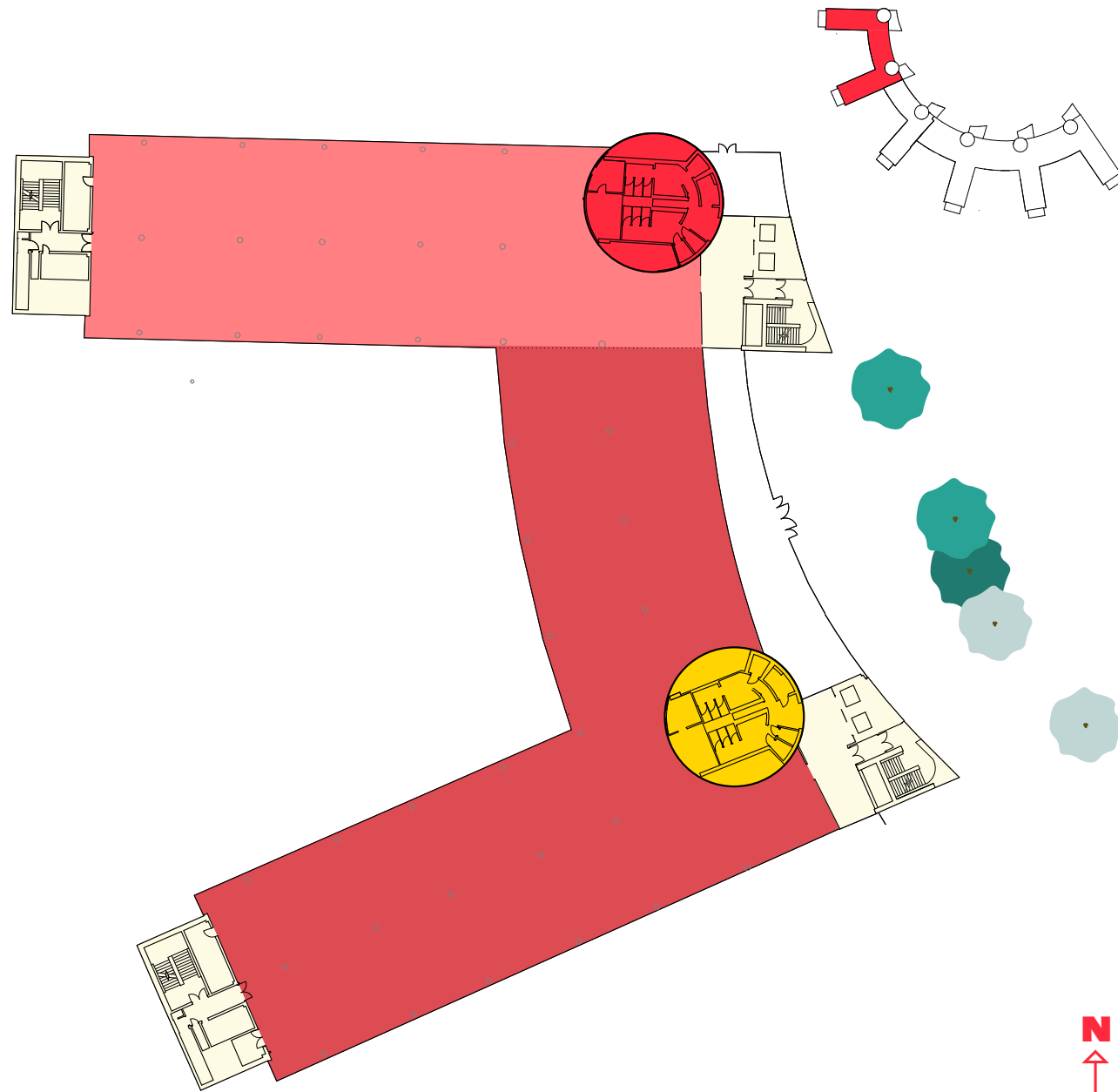
25,984 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 9,862 sq ft

Suite 2: 16,122 sq ft

[VIEW GALLERY](#)



SECOND FLOOR

D-F

62,638 sq ft
on a single floor

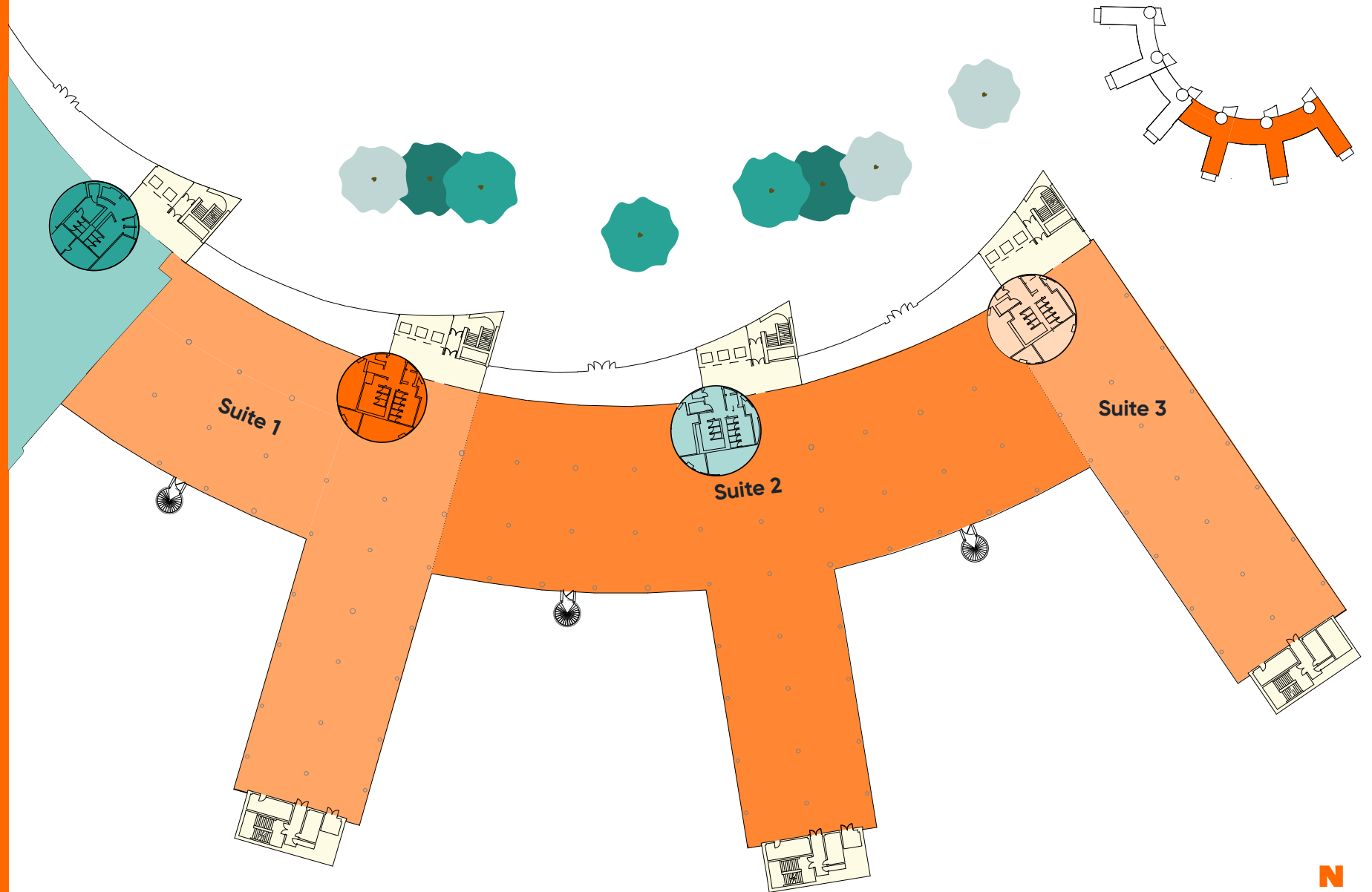
Indicative split
options & combinations

Suite 1: 20,918 sq ft

Suite 2: 30,378 sq ft

Suite 3: 11,342 sq ft

[VIEW GALLERY](#)



THIRD FLOOR

E-F

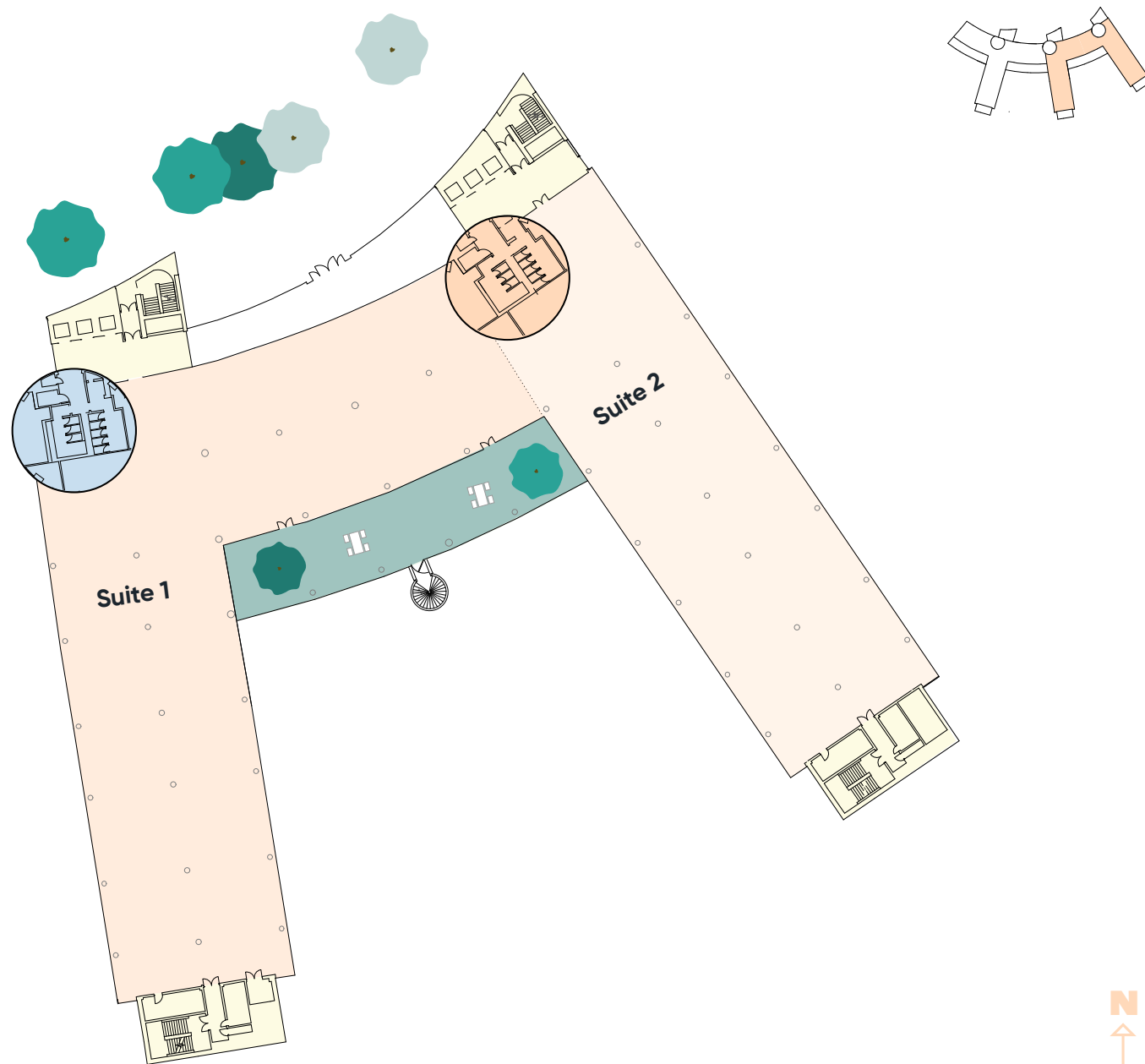
29,013 sq ft
on a single floor

Indicative split
options & combinations

Suite 1: 17,645 sq ft

Suite 2: 11,368 sq ft

[VIEW GALLERY](#)



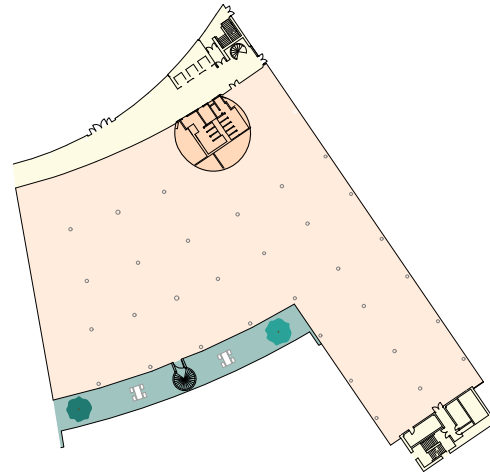
F Block

**A self contained
building of
84,704 sq ft
on all four floors**

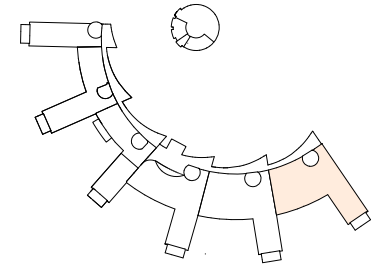
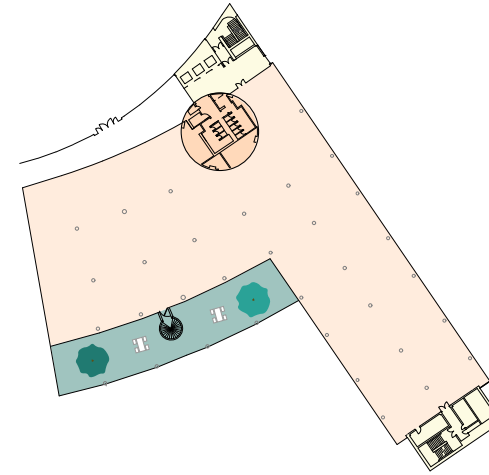
Ground: 25,122 sq ft
First: 21,092 sq ft
Second: 20,845 sq ft
Third: 17,645 sq ft

[VIEW GALLERY](#)

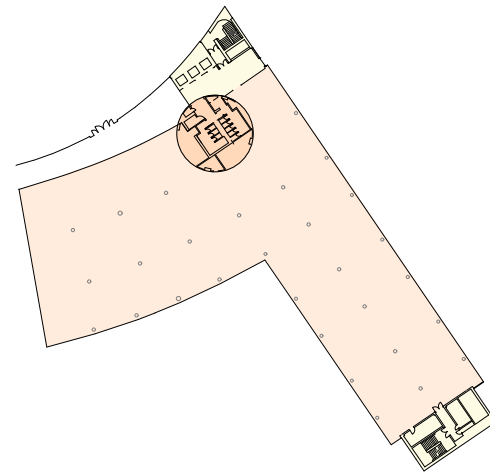
GROUND



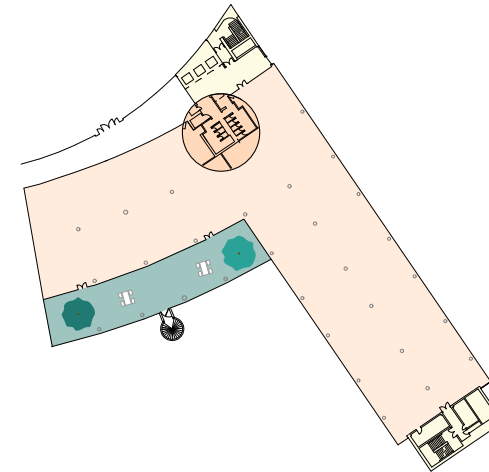
FIRST



SECOND



THIRD





View of a typical floor at Campus



Indicative Fit Out CGI





View of the terrace



Busy Bee's Nursery

The Bee Hive

The Farmhouse

CAMPUS STUDIOS

Trim Trail & Outdoor gym equipment

Allotment

STUDIO WORKSPACE
EVENT STUDIO

A33 Basingstoke Road

THE KITCHEN

LOWER GROUND

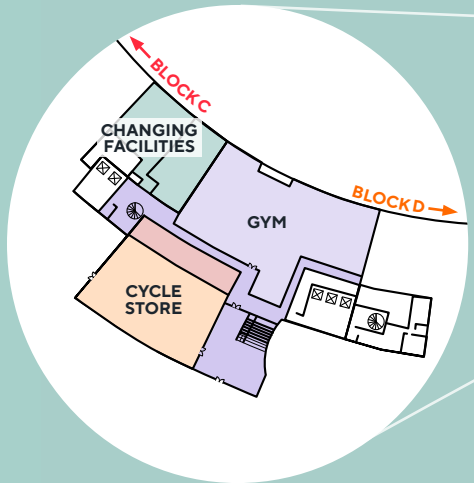
CAMPUS+

RECEPTION

BUSINESS LOUNGE

TOWN HALL

THE STREET



GROUND FLOOR
BLOCK C

CAMPUS+

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

SUITE 1: 3,284 SQ FT

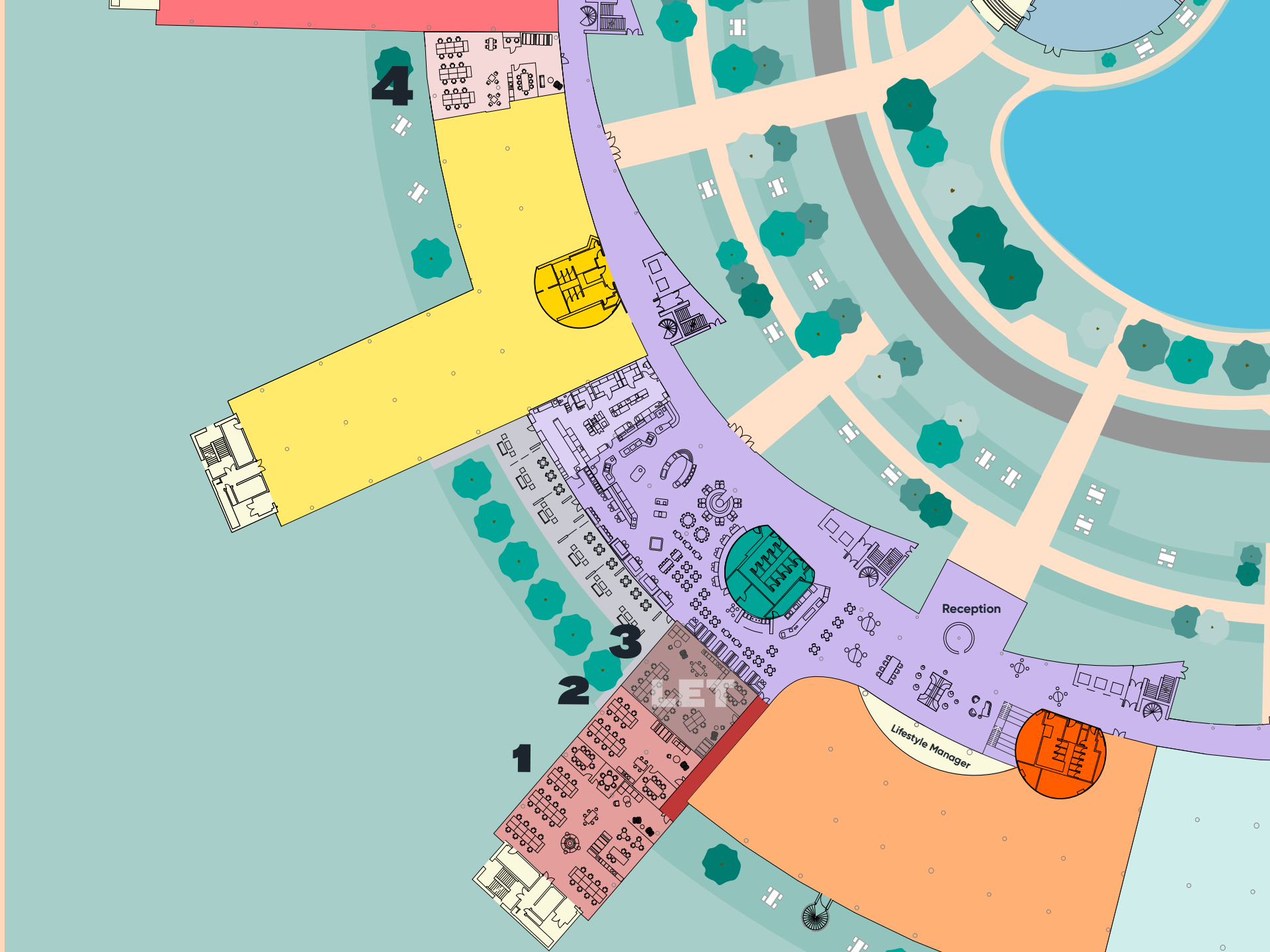
SUITE 2: 1,523 SQ FT

SUITE 3: LET

SUITE 4: 1,991 SQ FT

(SUITE 4 WON'T BE AVAILABLE UNTIL EARLY 2023)

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



CAMPUS+

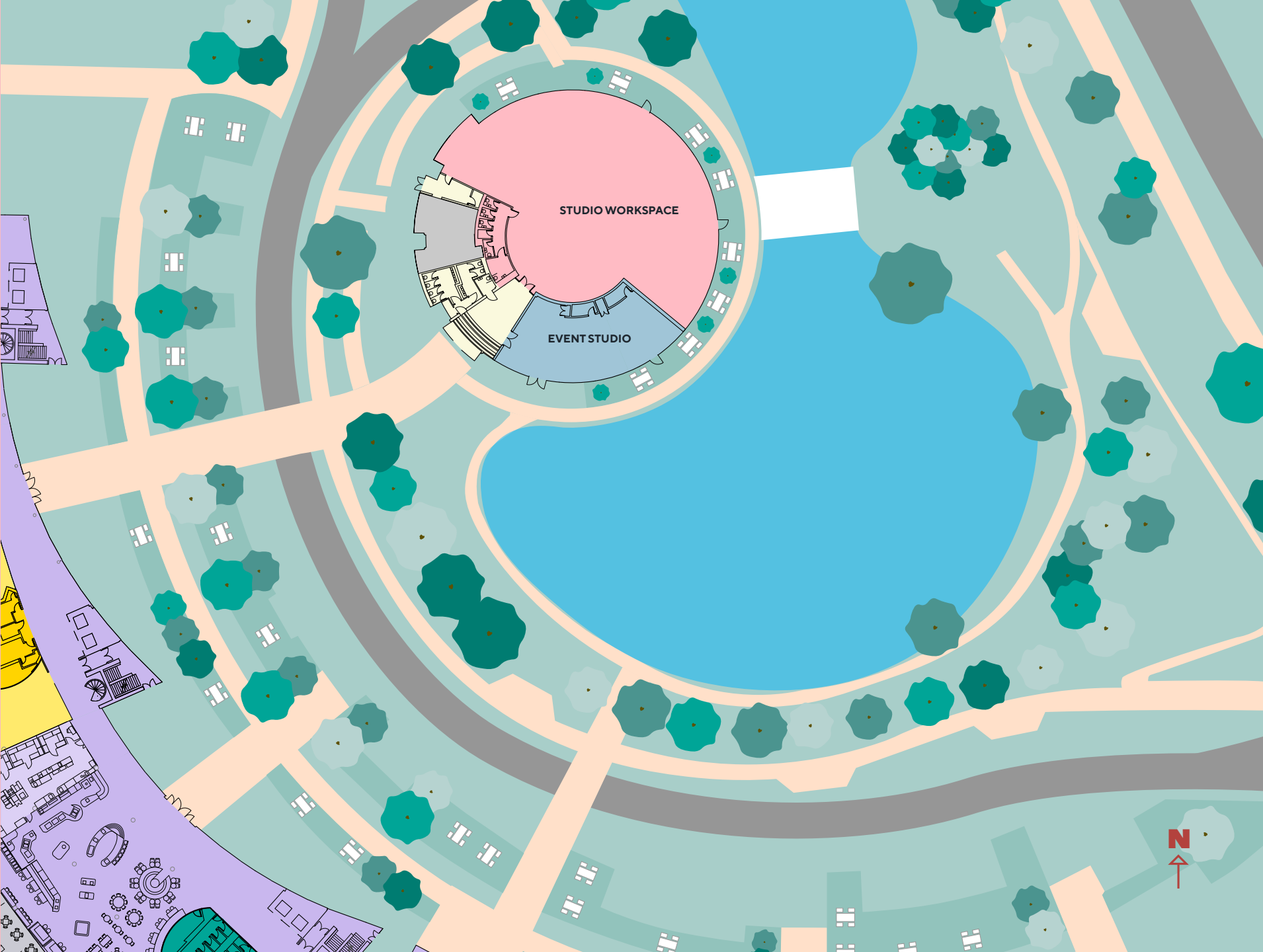
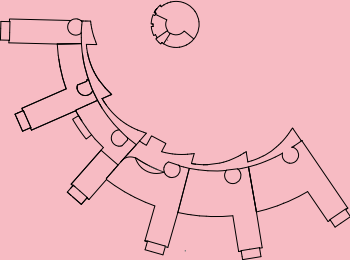
Fully fitted and furnished workspace ready for immediate occupation from 1,523 sq ft. Campus+ provides best-in-class office space, with a contemporary aesthetic.





CAMPUS STUDIOS

6,942 sq ft
Available Space





A view of Campus Studios perimeter glazing

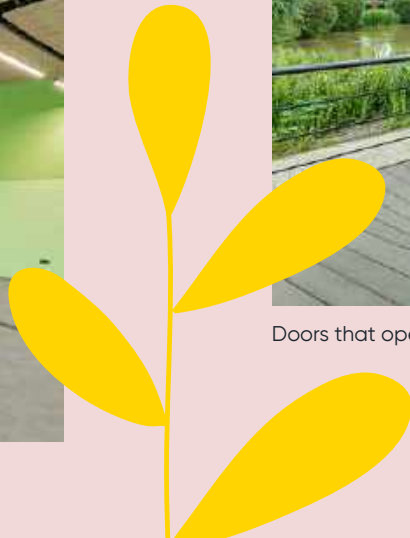
Light, bright and highly flexible workspace



EXPANSIVE STUDIO SPACE



Doors that open out onto the lakeside walkway



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
and free wifi



External terraces



Car parking ratio of 1:325 sq ft



ESG

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



CAMPUS CREDENTIALS



Secured
**ACTIVESCORE
GOLD**



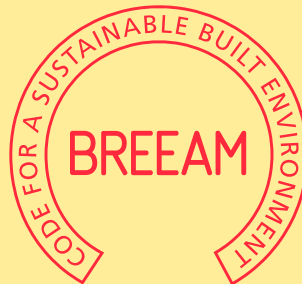
Targeting
**WELL
PLATINUM**



Targeting
**WELL
HEALTH-SAFETY**



Secured
EPC (B)



Secured
**BREEAM
EXCELLENT**



Secured
**WIREScore CERTIFIED
'PLATINUM'**



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%



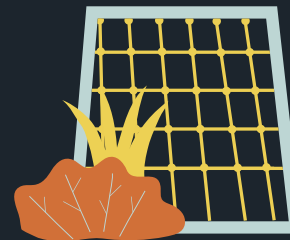
Sustainable approach to construction with focus on circular economy



Fitness and wellness facilities to provide holistic health and wellbeing



Collaborative community allotments



PV panels to support onsite 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

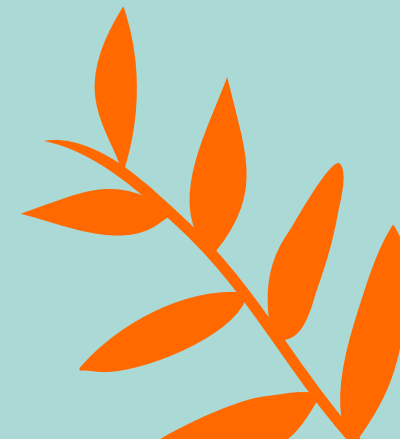
For the 3rd year running, Reading is the highest performing city in terms of growth.

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**.



CAMPUS

READING INTERNATIONAL



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A PROJECT BY



**ALCHEMY
ASSET
MANAGEMENT**



TRISTAN
CAPITAL PARTNERS

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