

CAMPUS

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

**WELCOME TO THE FUTURE
OF WORKING.**



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ONE OF THE THAMES VALLEY'S MOST
SIGNIFICANT OFFICE LOCATIONS HAS
NOW BEEN TRANSFORMED

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**REVITALISED AND REPOSITIONED,
CAMPUS IS A BEST IN CLASS
OFFICE SCHEME DELIVERING
EXCEPTIONAL ON SITE AMENITIES
AS WELL AS MARKET LEADING
WELLNESS AND SUSTAINABILITY
CREDENTIALS.**



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A NEW IDENTITY

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WELCOMING RECEPTION

A highly impressive, hospitality-led reception and arrival sequence with break-out space, library and collaborative focus areas.



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WITH A **PROMINENT POSITION**
OVERLOOKING JUNCTION 11 OF THE M4,
CAMPUS BOASTS EXCEPTIONAL
CONNECTIVITY WITH A BROAD
RANGE OF PRIVATE AND PUBLIC
TRANSPORT OPTIONS.

GETTING TO READING, THE THAMES
VALLEY, LONDON AND BEYOND
COULDN'T BE EASIER.

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CONNECTIONS

By Car

All times from Campus



1 Min	16 Mins	24 Mins	26 Mins	30 Mins	31 Mins	35 Mins	50 Mins
Junction 11 M4	Reading Train Station	Basingstoke A33	Maidenhead M4	Newbury M4	Slough M4	Heathrow Airport M4	Oxford M4 & A34

By Bus No 600

Buses run frequently throughout the day



6 Mins	17 Mins
Mere oak Park & Ride	Reading Station Every 15 minutes

By Train

All times from Reading Station



12 Mins	23 Mins	23 Mins	24 Mins	27 Mins	56 Mins	1h 1 Min	1h 8 Mins	1h 12 Mins	1h 28 Mins
Maidenhead	Slough	Oxford	London Paddington	Basingstoke	Heathrow Airport	Waterloo	Bristol	Clapham Junction	Gatwick Airport

Elizabeth Line

All times from Reading Station



22 Mins	38 Mins	42 Mins	50 Mins	54 Mins	55 Mins	59 Mins	1h 1 Mins	1h 9 Mins
Slough	Heathrow	Ealing Broadway	London Paddington	Bond Street	Tottenham Court Road	Farringdon	Liverpool Street	Canary Wharf

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Reading Festival



Banksy



Reading Station



PERFECTLY POSITIONED

Reading Town Centre



Shinfield Studios



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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**.

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ARRIVING AT CAMPUS

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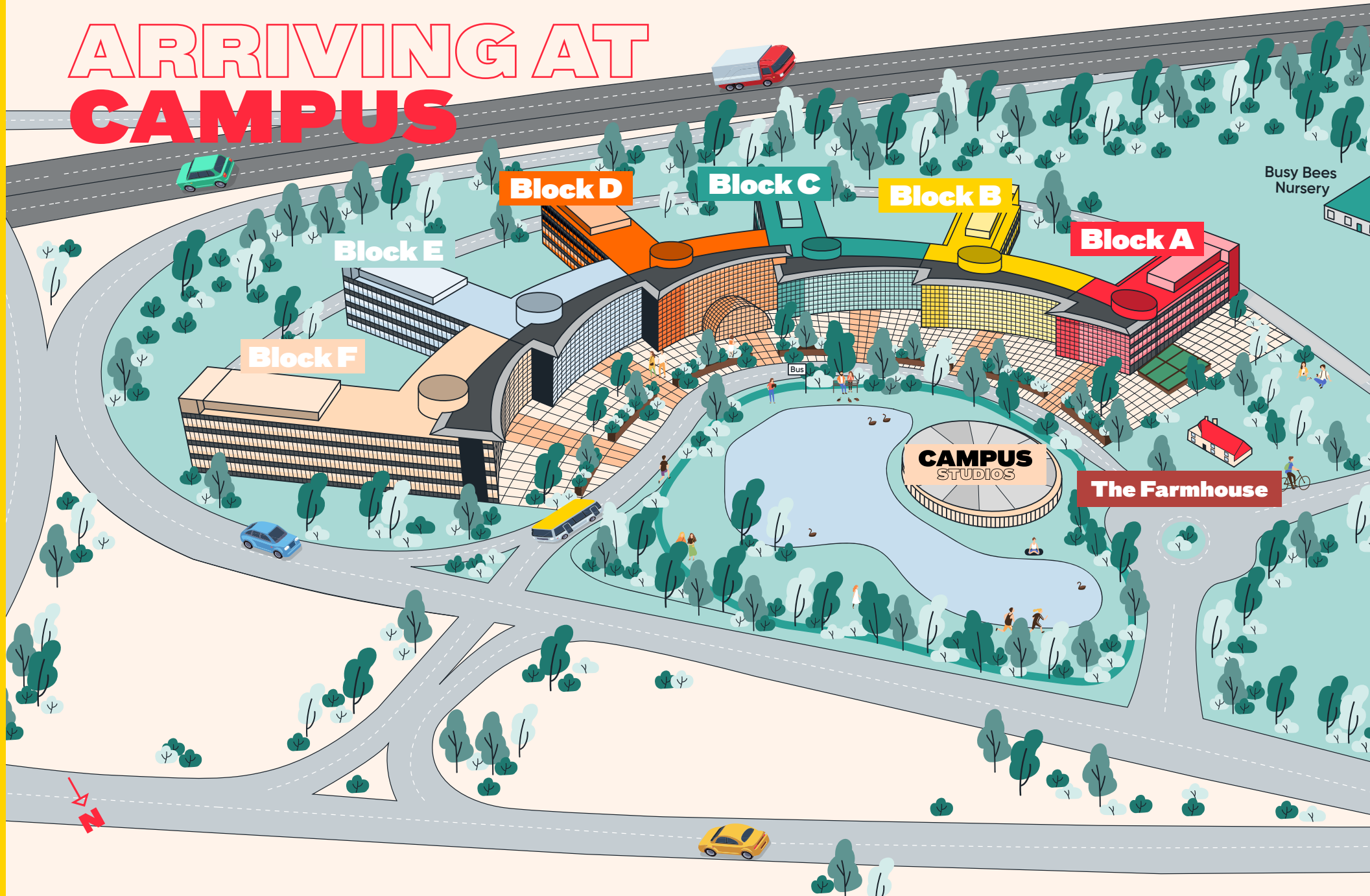
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JOIN CAMPUS

JOIN A **DIVERSE AND ENGAGING COMMUNITY**
OF LIKE-MINDED, **AMBITIOUS COMPANIES.**

CAMPUS IS A **FUTURE-PROOFED,**
SUSTAINABLE OFFICE ENVIRONMENT
DESIGNED TO PROMOTE **WELLBEING** AND
NURTURE THE ETHOS OF **COLLABORATION.**



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Campus Life



Recently established wildflower garden



Reception



Campus Events



Community

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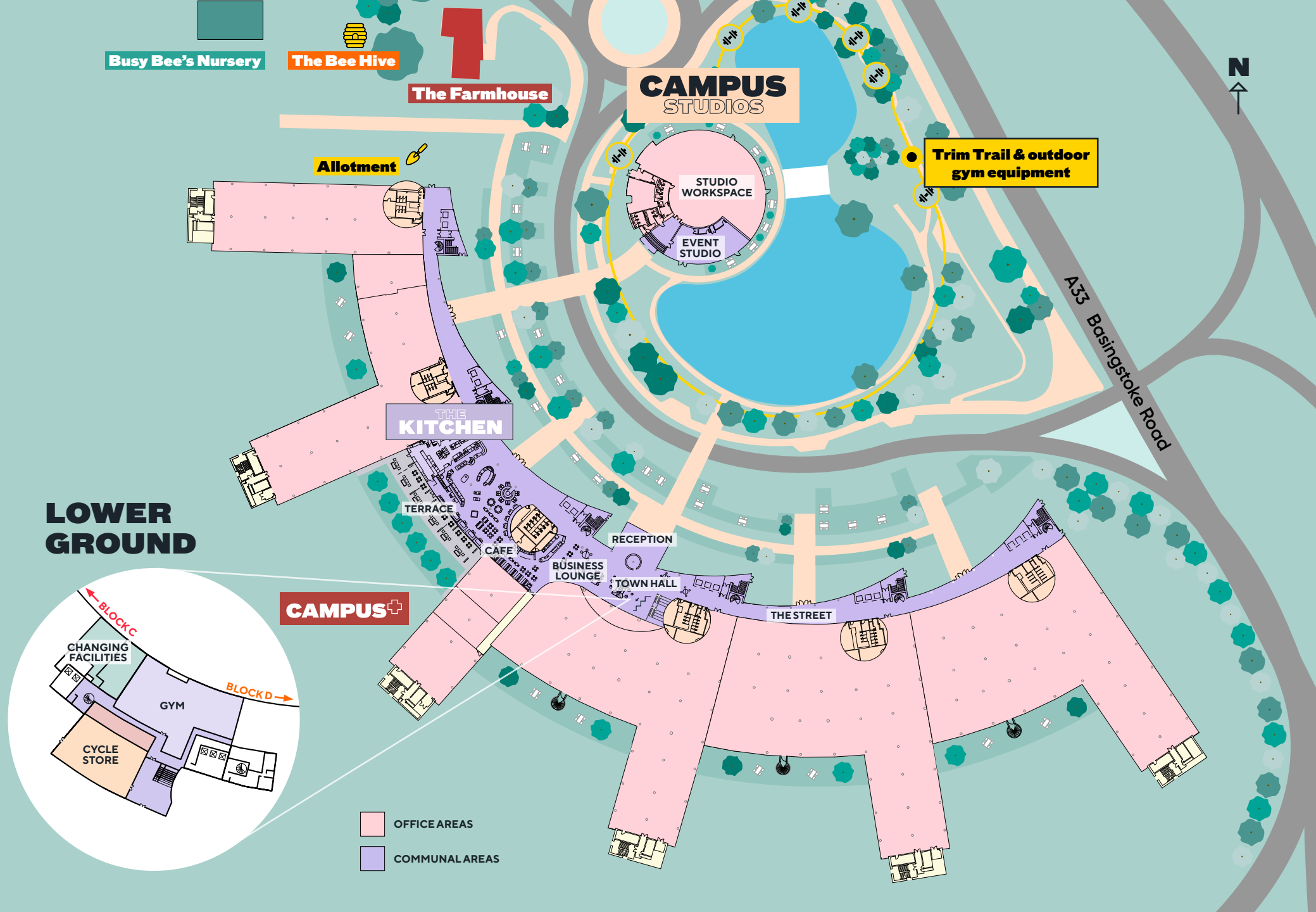
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Busy Bees - On site day nursery



Campus Shuttle Bus serving Reading town centre



The Farmhouse amenity space



Meeting Pods



Dedicated Trim Trail

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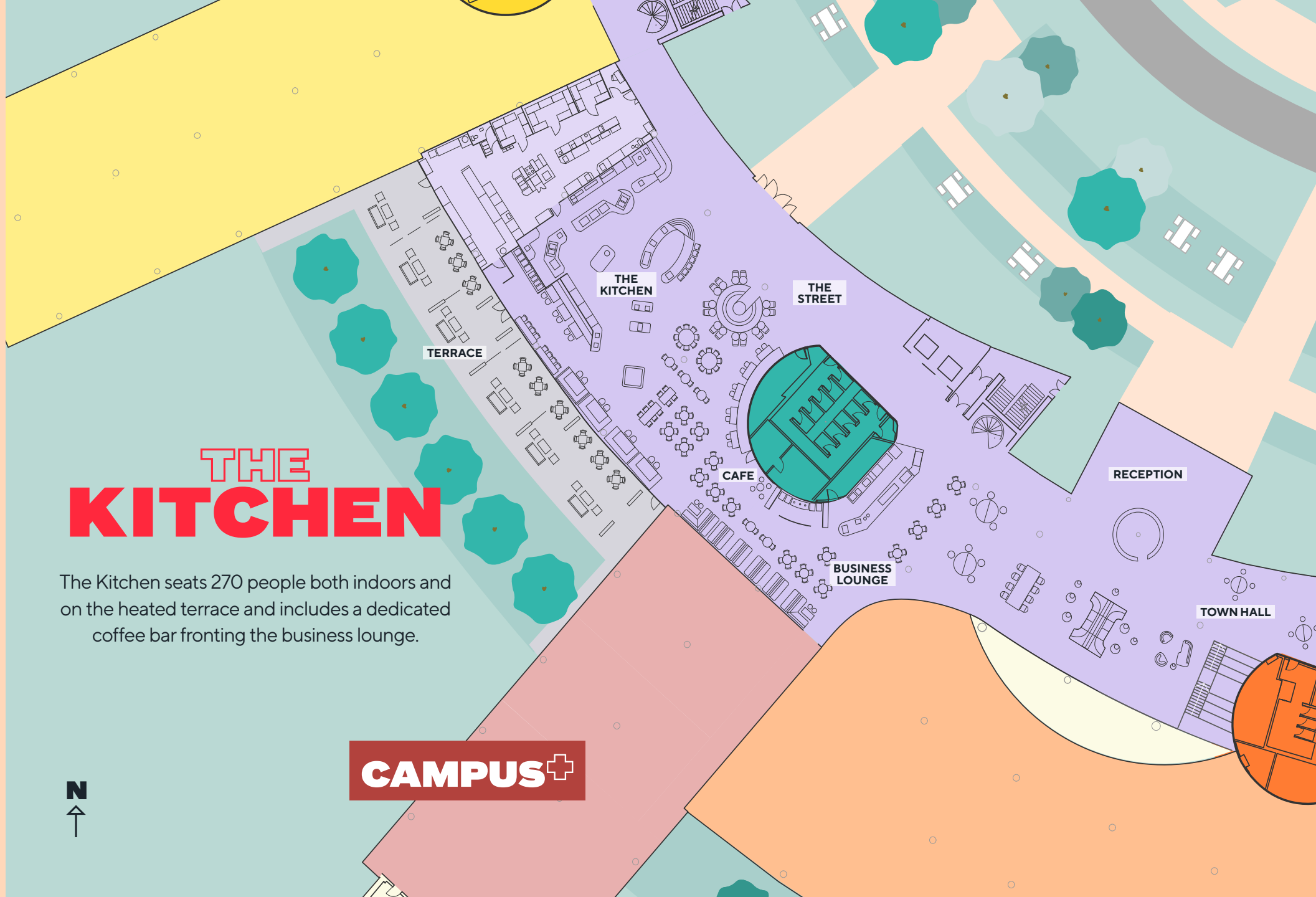
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THE KITCHEN

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

CAMPUS+



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A new healthy on site food and drink offer



A broad range of food options that changes daily

THE KITCHEN

An open inviting space for staff and visitors alike



The sun trap terrace for al fresco dining



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The sun trap terrace for al fresco dining

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Pop in to the coffee bar to get your morning fix



OUR FOOD OFFERING

Enjoy fresh, sustainably sourced food prepared in our on site kitchens daily



Grab a quick lunch to go, or enjoy a leisurely lunch break or meeting on the terrace



CAMPUS FIT

5,000 sq ft of market leading wellbeing, gym and fitness space, available exclusively for the use of the tenants at Campus

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Locker rooms



Treatment rooms



Gym Equipment



Fitness studio



Shower facilities



Bike storage



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Campus Studios



Outdoor lake side terracing to unwind and relax

WELLNESS AND EVENT STUDIO FOR ALL OCCUPIERS

Event space available for occupiers of Campus to use by arrangement at nil cost



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A DIVERSE CALENDAR OF EVENTS



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OUR FULL TIME LIFESTYLE MANAGERS ARE DEDICATED TO DELIVERING YOUR EXCITING YEAR-ROUND EVENTS CALENDAR.

Annual collaborative events



Street food



Mixology workshops



Socials



Campus competitions and giveaways



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CAMPUS CONNECTED APP

Our bespoke workplace app, designed specifically with our occupiers in mind, streamlines your experience at Campus.

Available to download from app stores, the innovative Campus app facilitates contactless door access, lifestyle and wellness services, amenity booking with e-commerce payment facilities, surveys and polls, geo-fenced notifications, event ticketing, news and much more.



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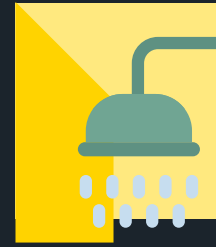
CAMPUS LIFE



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 App



The Farmhouse events space



All year-round events programme

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WELCOME TO **THE FUTURE
OF WORKING.** CAMPUS IS
A COMMUNITY FOR ALL.

OFFERING A **DIVERSE RANGE
OF LEASING SOLUTIONS
INCLUDING FULLY FURNISHED
SUITES, CREATIVE STUDIO
OFFICES AND EXPANSIVE
CONTEMPORARY WORKSPACE.**

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FIND YOUR FIT

FLOOR	AREA (SQ FT)	AREA FROM (SQ FT)
3	12,887	12,887
2	62,638	11,342
1	21,092	9,748
G	25,122	11,370
CAMPUS STUDIO	6,942	6,942
CAMPUS+	3,479	1,523
TOTAL	132,160	

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FIND YOUR FIT

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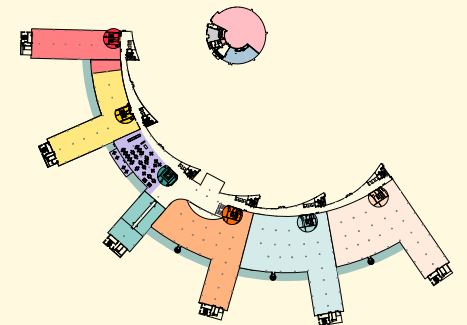
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FLOOR	F SPUR	F LINK	E SPUR	E LINK	D SPUR	D LINK	C SPUR	C LINK	B SPUR	B LINK	A SPUR	CAMPUS STUDIOS	TOTAL
3	Adobe		12,887	CGI									12,887
2	11,342	9,503	11,339	9,536	11,330	9,588	AspenTech				Baxter	-	62,638
1	11,344	9,748	Verizon				Verizon/ Investec	Investec				-	21,092
G	11,370	13,752	Verizon				3,479	Campus Kitchen	Verizon	Verizon/ BCN	Mavenir	6,942	35,543
TOTAL	34,056	33,003	24,226	9,536	11,330	9,588	3,479	-	-	-	-	6,942	132,160

All areas are IPMS3

VIEW 3D STACKER



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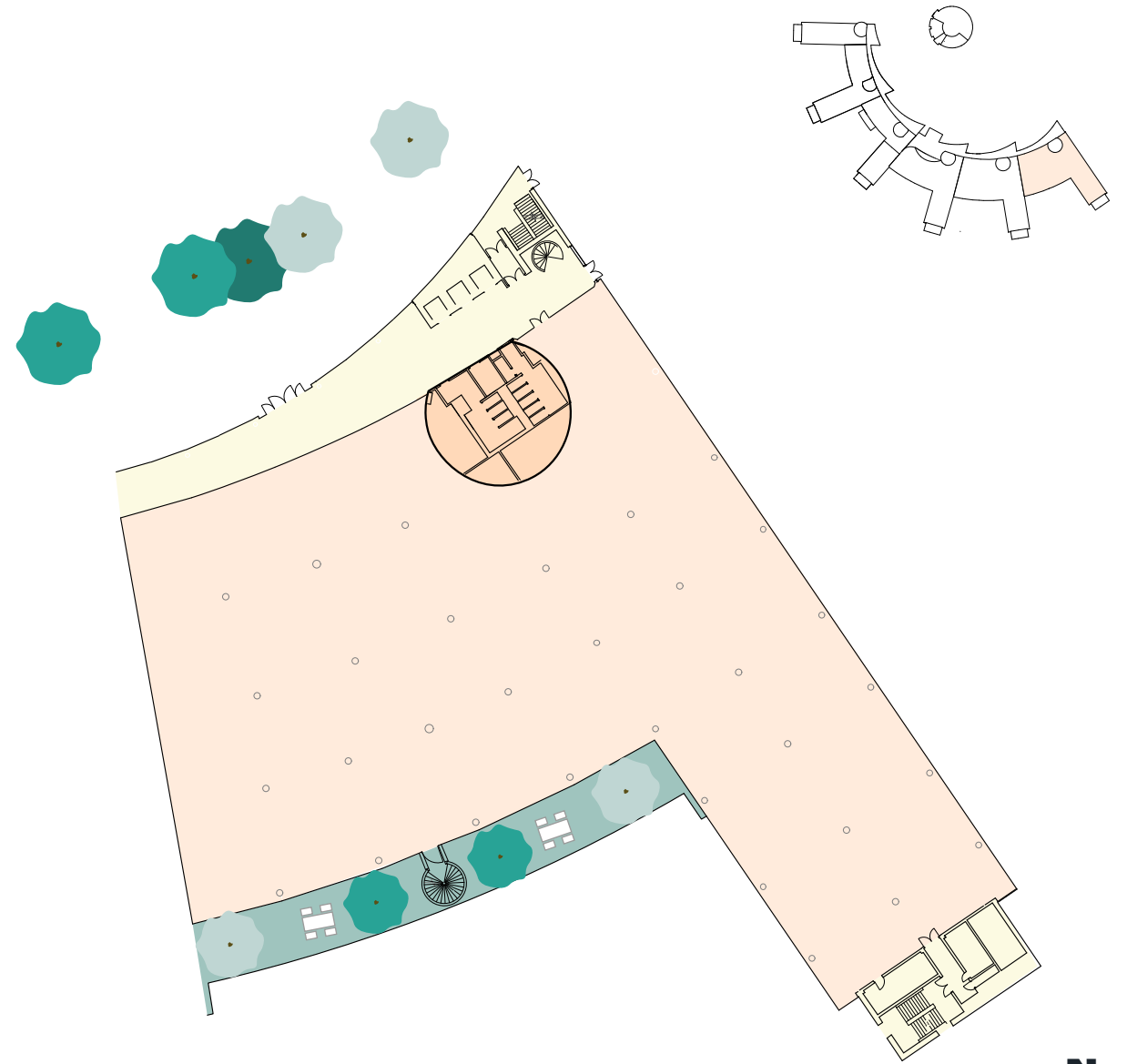
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GROUND FLOOR



25,122 sq ft
Available Space

[VIEW GALLERY](#)



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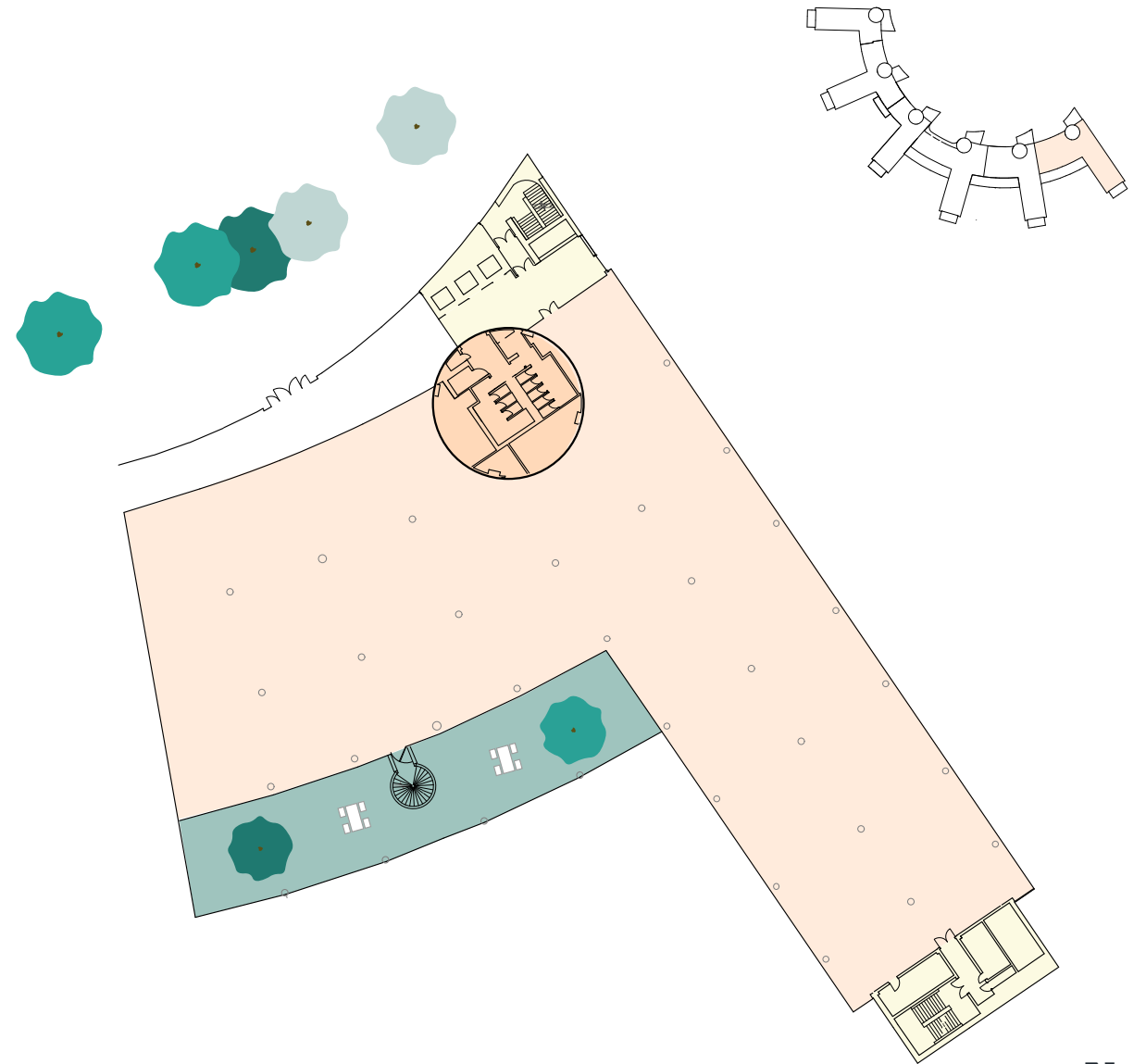
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FIRST FLOOR



21,092 sq ft
Available Space

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SECOND FLOOR

D-F

62,638 sq ft on a single floor

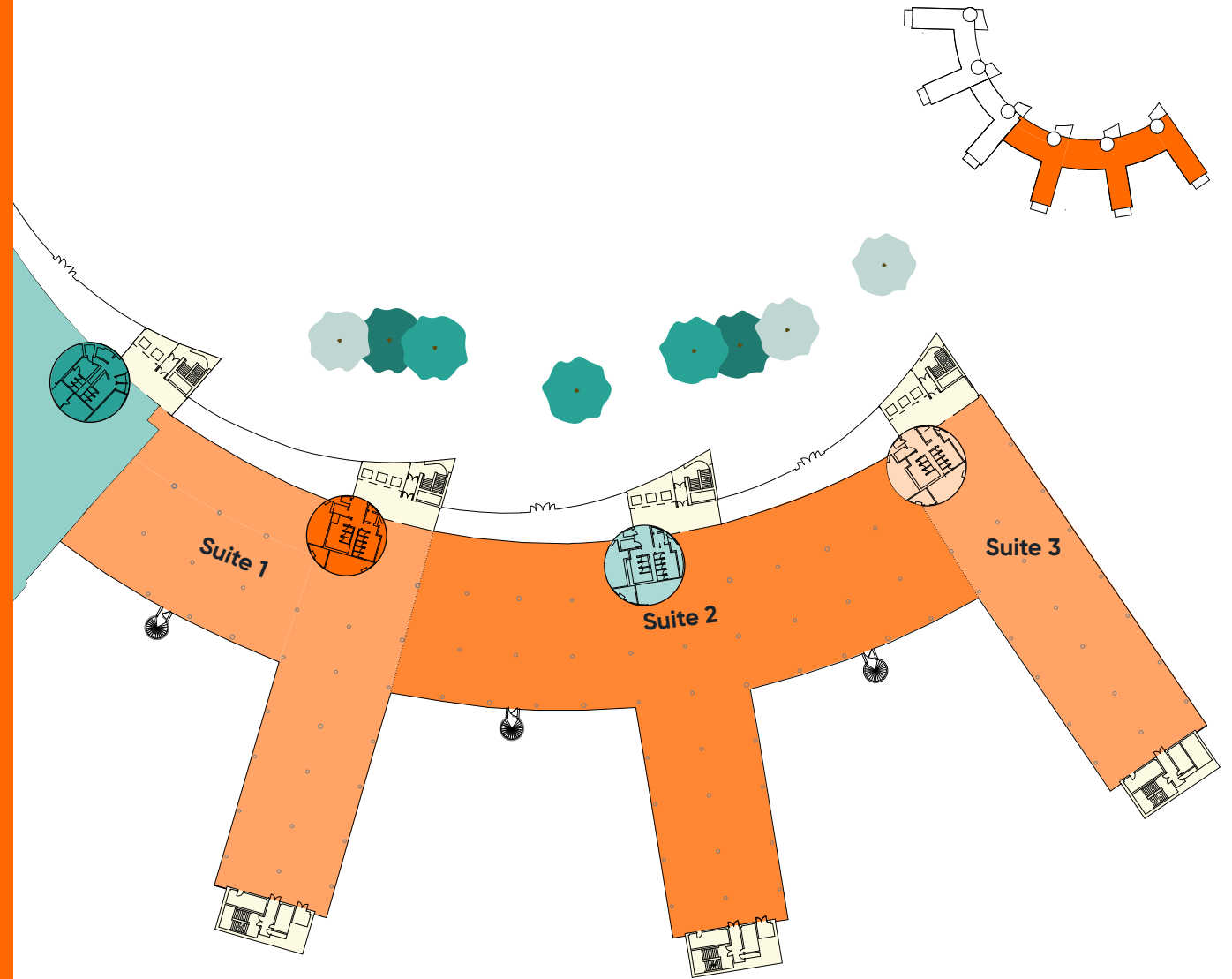
Indicative split options & combinations

Suite 1: 20,918 sq ft

Suite 2: 30,378 sq ft

Suite 3: 11,342 sq ft

[VIEW GALLERY](#)



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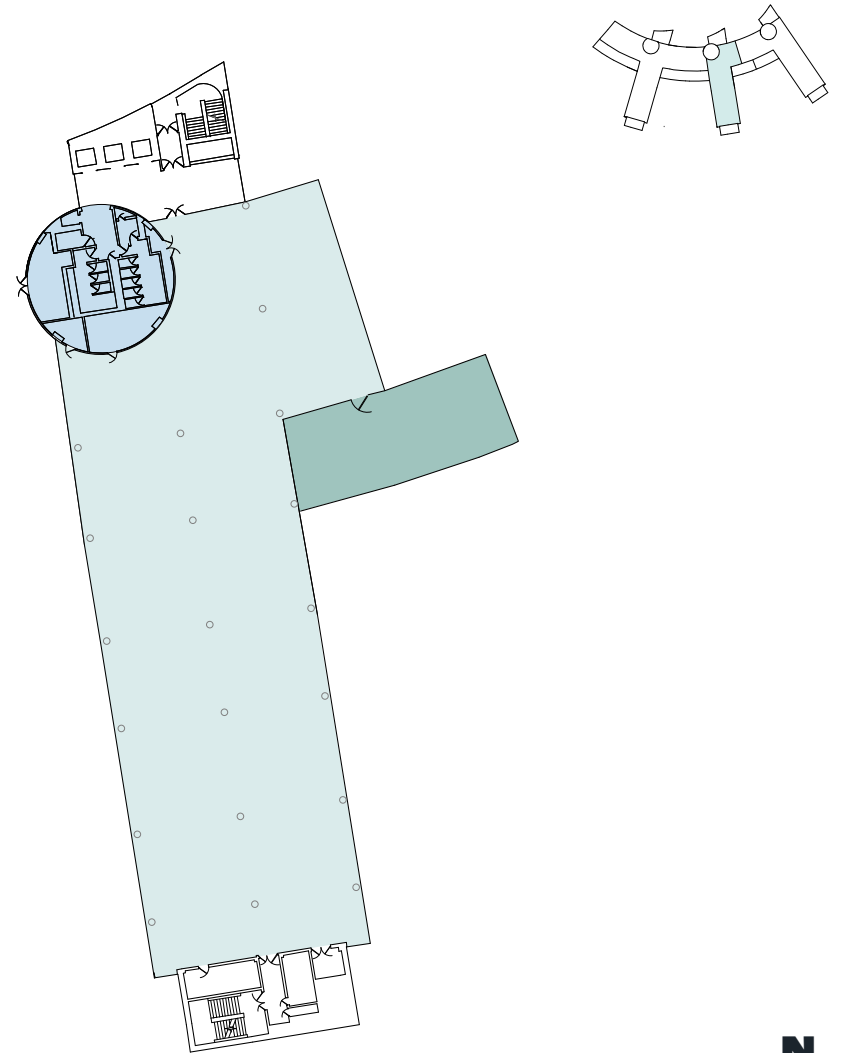
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THIRD FLOOR



12,887 sq ft

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F Block

67,059 sq ft
in a self contained
building across
all three floors

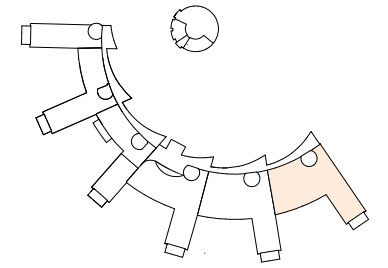
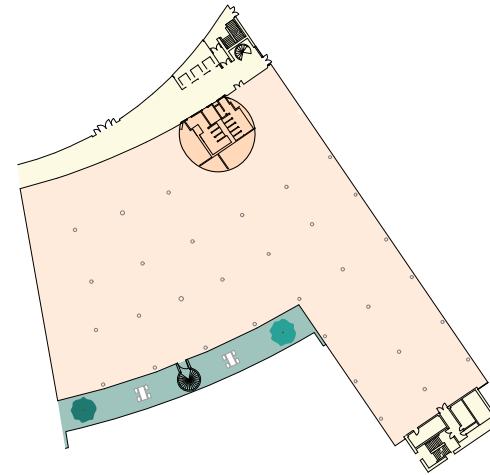
Ground: 25,122 sq ft

First: 21,092 sq ft

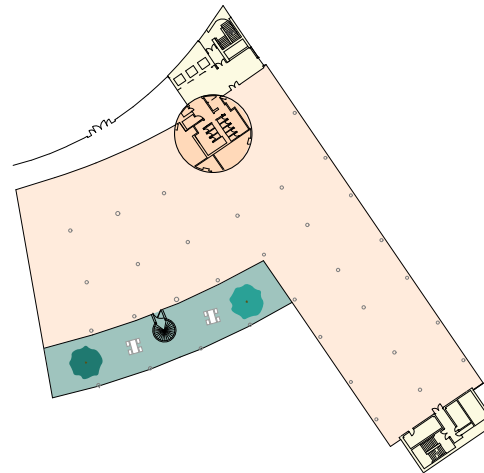
Second: 20,845 sq ft

[VIEW GALLERY](#)

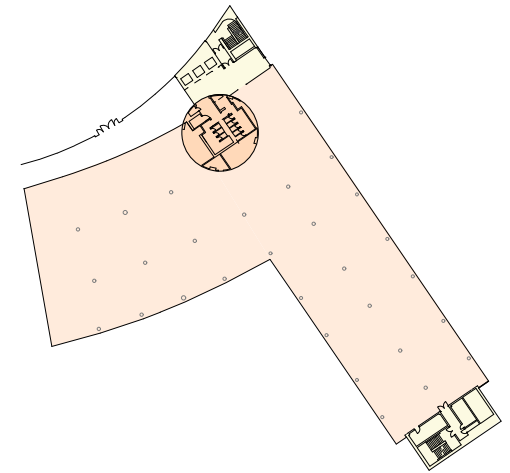
GROUND



FIRST



SECOND



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Contemporary finishes with clean,
3.5 high exposed concrete ceiling

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Displacement air conditioning via raised floor provides improved ventilation with 100% fresh air

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CGI showing office space fitted out for tenant occupation

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Further CGI example of Offices space fitted out

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Second hand space also available

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**Exceptional private roof terraces
available with certain floors**

CAMPUS + SUMMARY

FULLY FITTED SUITES PROVIDING 14 WORKSTATIONS

SITUATED IN THE HEART OF THE BUILDING ADJACENT TO MAIN AMENITIES

SIMPLE LEASE AGREEMENT - OPERATIONAL WITHIN 4 WEEKS OF AGREEING TERMS

SUITES ARE FULLY FITTED OUT AND DESIGNED TO INCLUDE MEETING ROOM(S),
SOFT SEATING AREAS & KITCHEN/BREAK OUT AREAS

FULL FIBRE OPTIC BROADBAND CONNECTIVITY TO ALL SUITES

EXPANSIVE 3.5M FLOOR TO CEILING HEIGHT

100% FRESH AIR THROUGH THE NEW DISPLACEMENT AIR CONDITIONING SYSTEM

AS YOUR BUSINESS EXPANDS WE HAVE THE FLEXIBILITY WITHIN
THE BUILDING TO ACCOMMODATE YOUR GROWTH

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GROUND FLOOR
BLOCK C

CAMPUS+

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

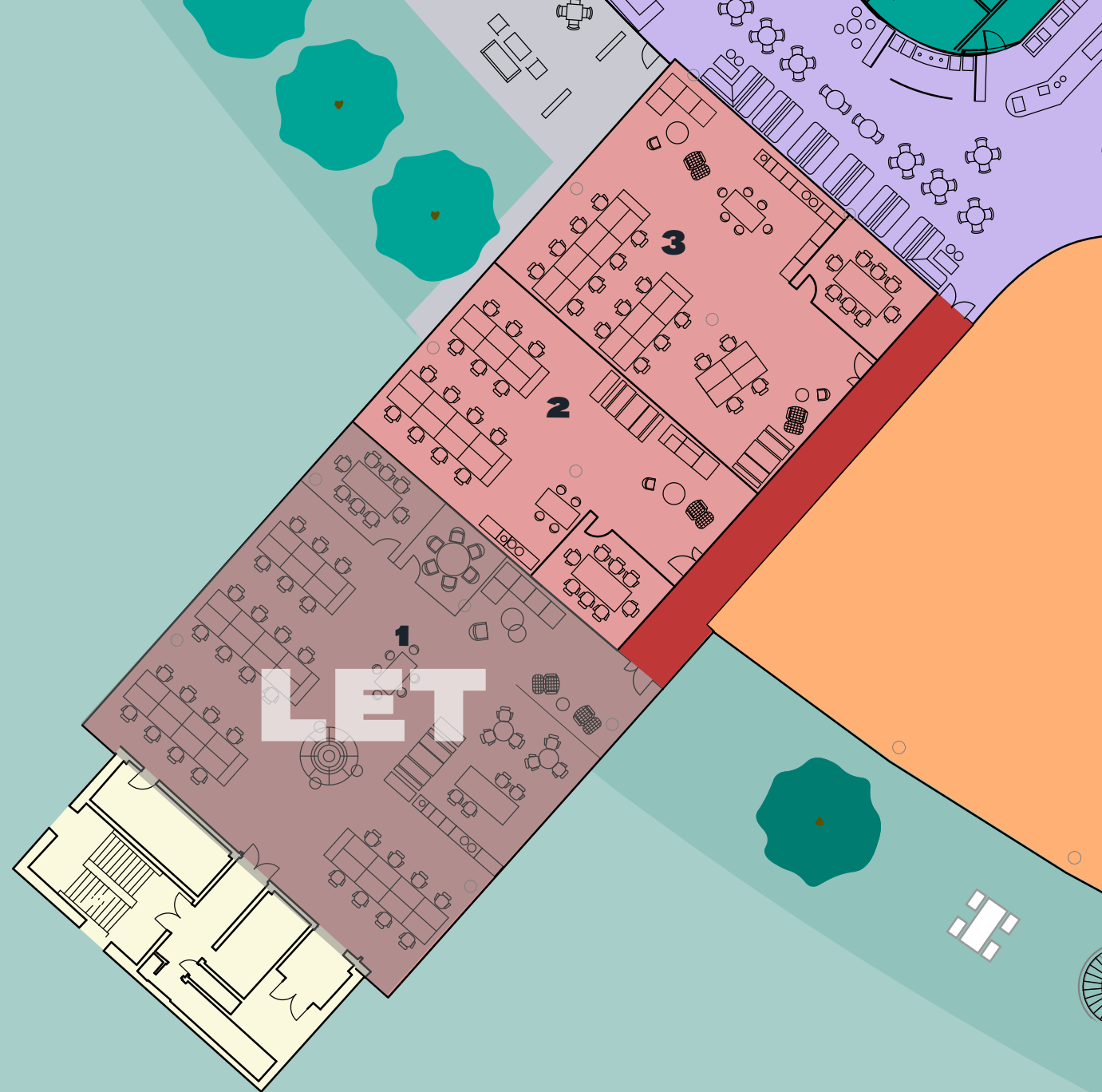
SUITE 1: LET

SUITE 2: 1,523 SQ FT

SUITE 3: 1,956 SQ FT

SUITE 4: LET

[VIEW GALLERY](#)



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CAMPUS+

Fully fitted and furnished workspace ready for immediate occupation of 1,956 sq ft. Campus+ provides best-in-class office space, with a contemporary aesthetic. Suites are connected to the fibre backbone to allow immediate connection to an ISP.

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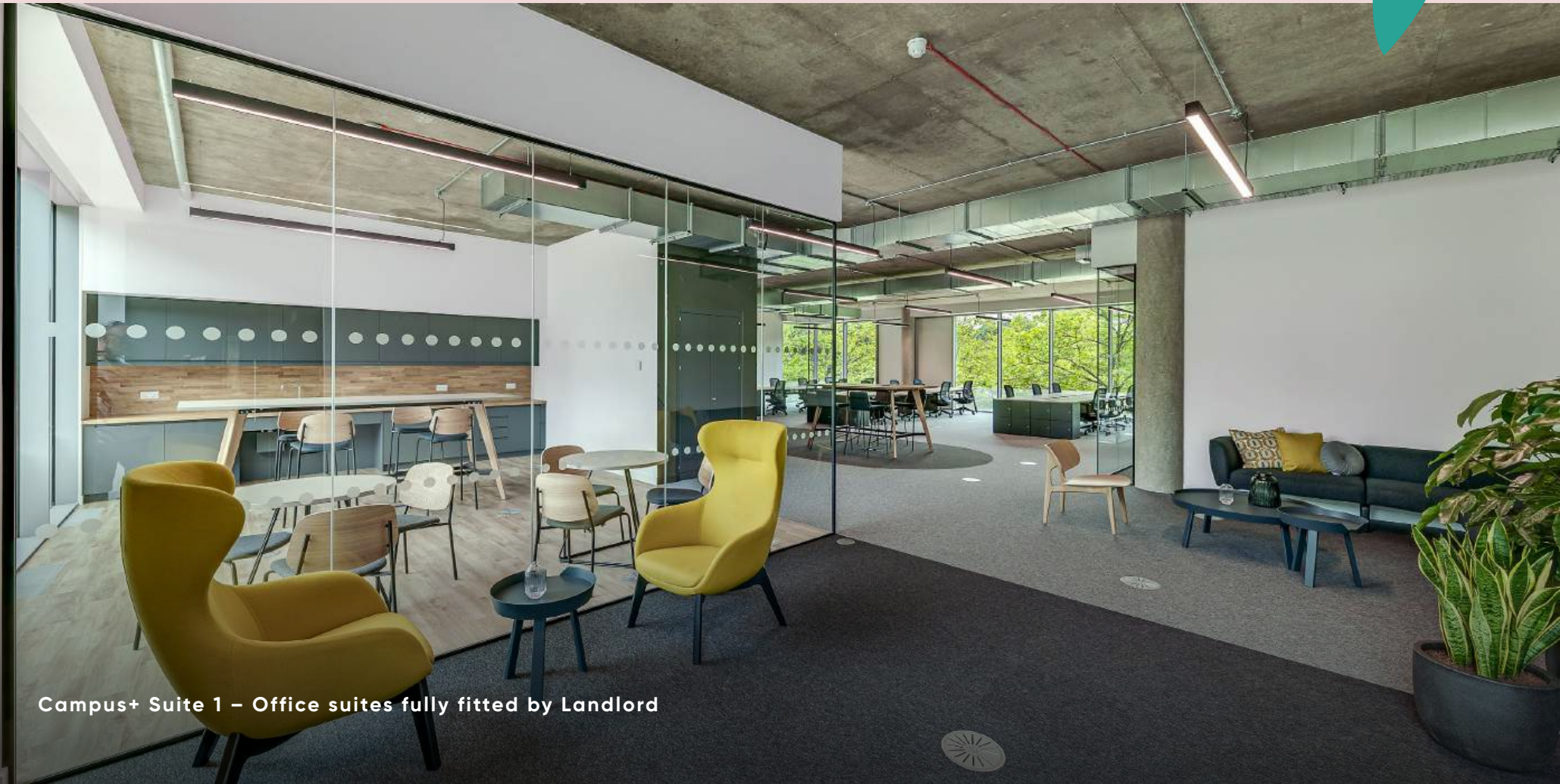
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Campus+ Suite 1 – Office suites fully fitted by Landlord

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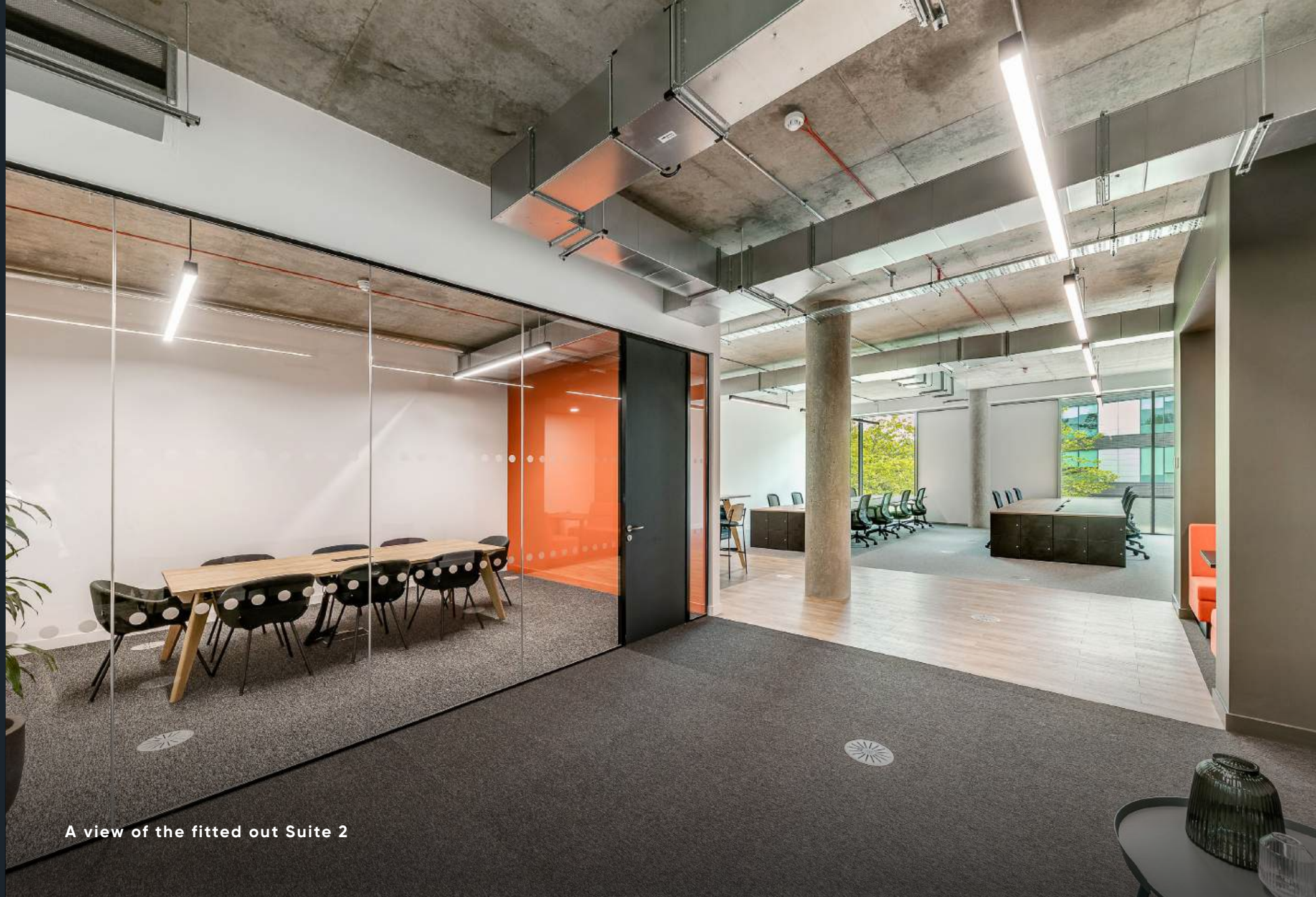
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A view of the fitted out Suite 2

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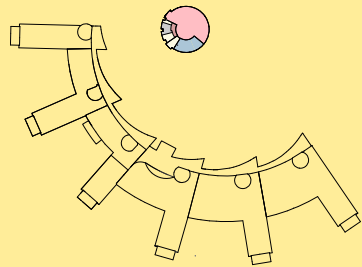
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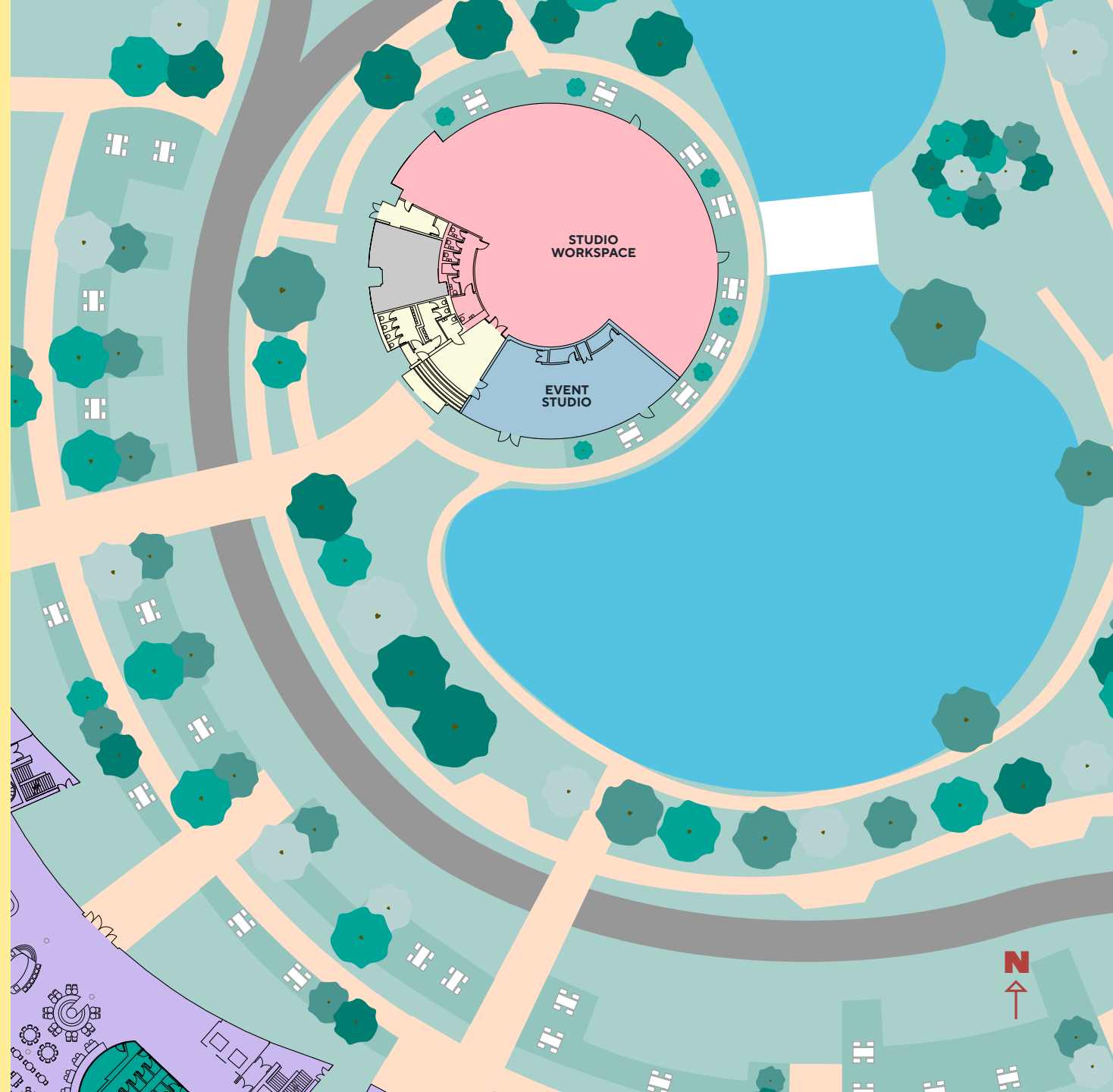
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CAMPUS STUDIOS

**6,942 sq ft
Studio Workspace
available**



[VIEW GALLERY](#)



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A view of Campus Studios



Light, bright and highly flexible workspace

EXPANSIVE STUDIO SPACE



Direct access to walkway

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Indicative CGI of Campus Studio fit out

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CAMPUS SPEC



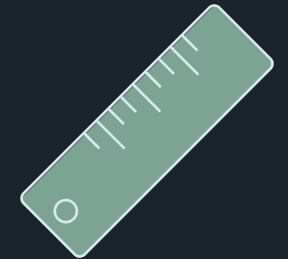
Designed by leading architects
Buckley Grey Yeoman



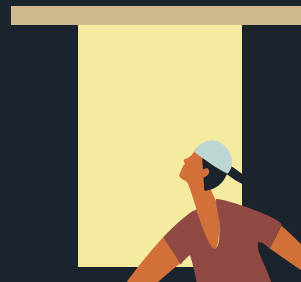
Underfloor displacement
air conditioning



LED pendant lighting



3.5m floor to ceiling height
with full height glazing



Exposed concrete ceilings



Full speed fibre connectivity
and free wifi to communal areas



External terraces



Car parking ratio of 1:325 sq ft

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ESG

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



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CAMPUS CREDENTIALS



**ACTIVESCORE
GOLD**



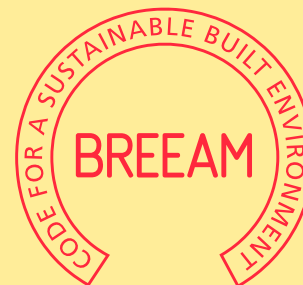
**WELL
PLATINUM**



**WELL
HEALTH-SAFETY**



EPC (B)



**BREEAM
EXCELLENT**



**WIREScore CERTIFIED
'PLATINUM'**

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Low carbon displacement air conditioning system using 100% fresh air



Extensively landscaped lakeside setting



Fitness and wellness facilities to provide holistic health and wellbeing



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



120 EV charging points (10% of parking)



175 space secure bike storage facility with best in class end of journey facilities



Healthy eating and drinking at The Kitchen



Collaborative community allotments



Energy efficient air source heat pump technology

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1,735

Photovoltaic panels have been installed, generating 551,746 kWh per year

They produce approximately

12% of the buildings energy

The yearly electricity use of:

147 Average UK households

Saving:

116 Tonnes of CO2 emissions each year



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Photovoltaic panels



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Get in touch



RICHARD HARDING

07730 817 019
020 3362 4349
richardharding@brayfoxsmith.com

TOBY LUMSDEN

07796 444 379
020 7629 5456
tobylumsden@brayfoxsmith.com



JONATHAN GARDINER

07870 555 703
020 7409 8828
jgardiner@savills.com

STUART CHAMBERS

07870 999 339
020 7075 2883
stuart.chambers@savills.com

campus-reading.com

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