

# CAMPUS



**JOIN A DIVERSE AND  
ENGAGING COMMUNITY OF  
LIKE-MINDED, AMBITIOUS  
COMPANIES IN ONE OF THE  
MOST PROMINENT &  
HIGH-PROFILE BUILDINGS  
IN THE READING & THAMES  
VALLEY AREA.**

**WELCOME TO**

**THE FUTURE OF WORKING**





**CAMPUS**

LIFE

**WELCOME TO AN AMENITY-RICH,  
NEXT-GENERATION COMMUNITY  
FOR EVERY TYPE OF BUSINESS.  
PERFECTLY LOCATED AND  
INCREDIBLY FLEXIBLE.**





Our intelligently designed landscaping and grounds include open water, a fitness trail, allotments, and a listed farmhouse. Whether it's a relaxing walk, meeting in an outdoor pod, connecting with nature or eating lunch on the outdoor terrace, Campus has a strong focus on wellbeing.

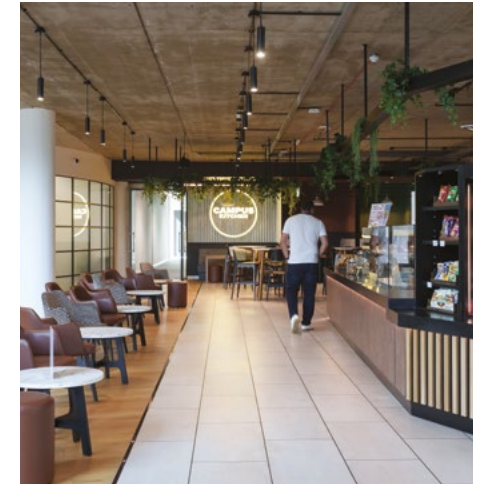
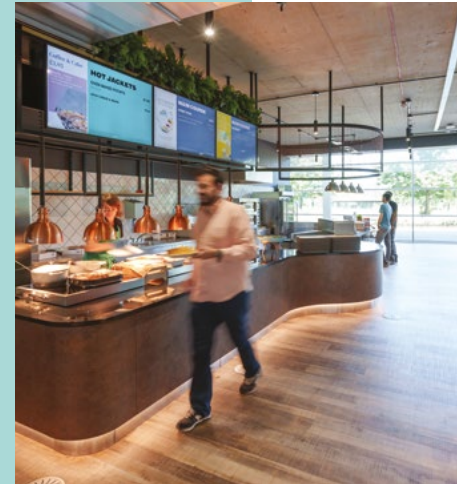


# AN ECLECTIC AND EVER CHANGING FOOD AND DRINK OFFER.



## THE KITCHEN

Enjoy delicious, sustainably sourced food prepared in our on-site kitchens daily. With a dedicated coffee bar, fresh salad bar, hot lunches and a pizza station. Grab a quick lunch on the go, or enjoy a leisurely lunch break or meeting on the terrace.



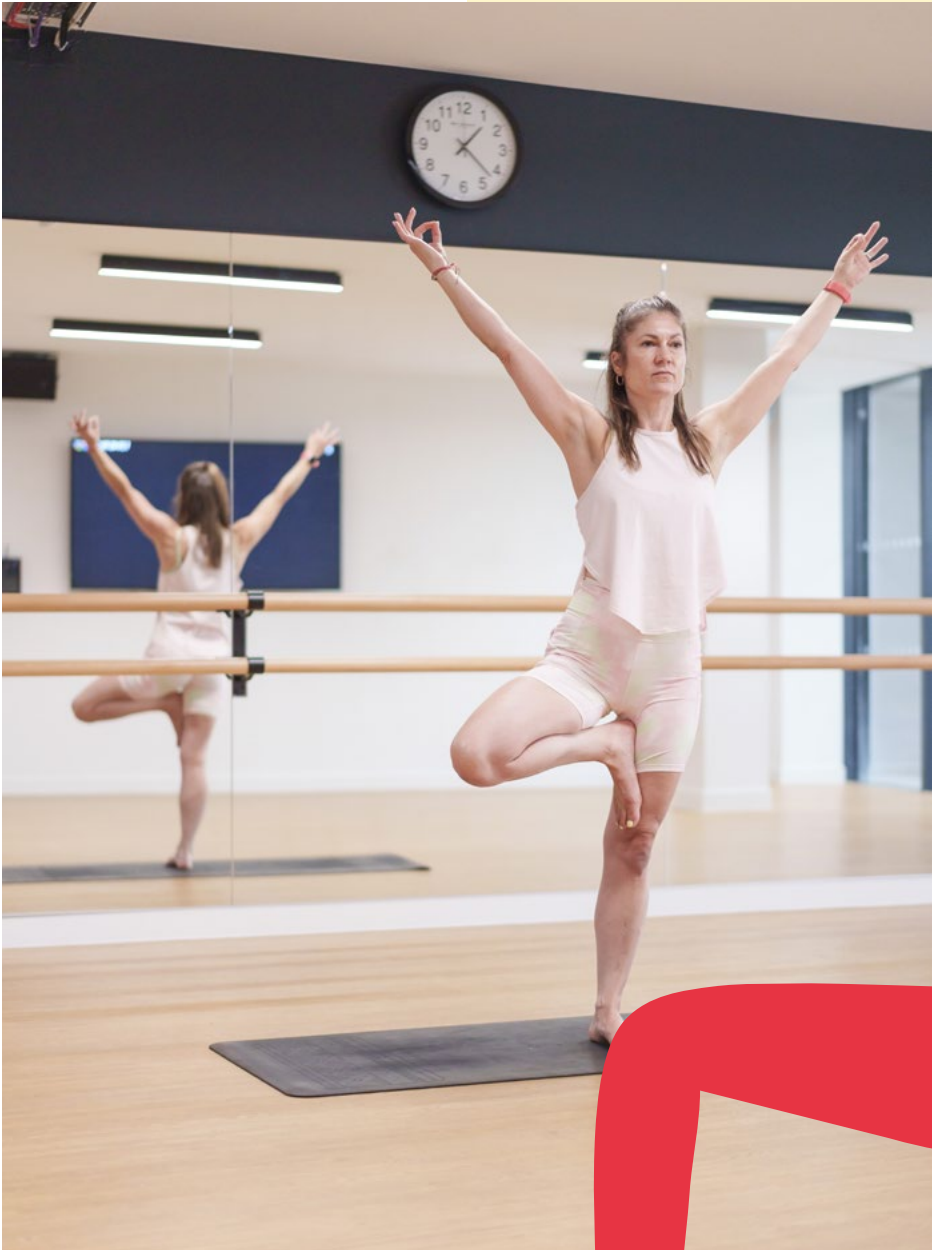
# CAMPUS FIT

## ONLINE CLASSES/ON DEMAND

MON	TUE	WED	THU	FRI
<b>7.15–7.45</b> GRIT Cardio Fitness Studio		<b>7.15–8.15</b> Body Balance Fitness Studio		<b>7.15–7.45</b> Fitness Studio <b>ON DEMAND</b>
	<b>10.30–11.15</b> Fitness Studio <b>ON DEMAND</b>		<b>10.30–11.15</b> Fitness Studio <b>ON DEMAND</b>	
	<b>12.15–12.45</b> Body Pump Fitness Studio	<b>12.15–13.05</b> RPM Fitness Studio		<b>12.15–12.45</b> CORE Fitness Studio
<b>14.00–16.00</b> Fitness Studio <b>ON DEMAND</b>		<b>14.00–16.00</b> Fitness Studio <b>ON DEMAND</b>		<b>14.00–16.00</b> Fitness Studio <b>ON DEMAND</b>
<b>17.15–18.00</b> Body Pump Fitness Studio	<b>17.15–18.00</b> Body Balance Fitness Studio	<b>17.15–17.45</b> GRIT Cardio Fitness Studio	<b>17.15–18.05</b> RPM Fitness Studio	
<b>18.15–18.45</b> GRIT Athletic Fitness Studio	<b>18.15–19.00</b> Body Combat Fitness Studio	<b>18.15–18.45</b> Body Pump Fitness Studio		

## LOWER GROUND (ON-SITE)

MON	TUE	WED	THU	FRI
			<b>7.15–7.45</b> Function Fit	
<b>12.10–12.50</b> Box Fit	<b>12.15–12.45</b> Function Fit	<b>12.10–12.50</b> Spinning		
<b>17.30–18.00</b> Function Fit				



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

- OFFICE AREAS
- COMMUNAL AREAS

Busy Bee's Nursery

The Bee Hive

The Farmhouse

CAMPUS STUDIOS

Allotment

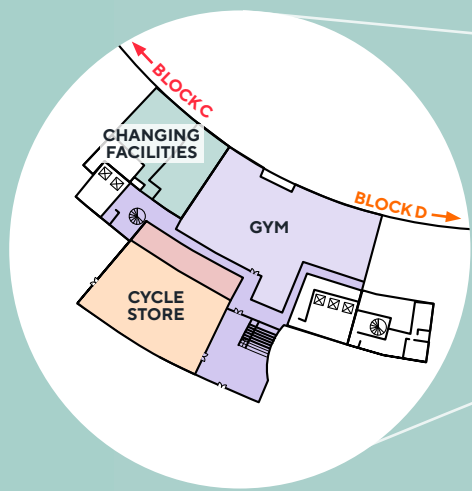
Trim Trail & outdoor gym equipment

STUDIO WORKSPACE  
EVENT STUDIO

THE KITCHEN

A33 Basingstoke Road

LOWER GROUND



TERRACE

CAFE

RECEPTION

BUSINESS LOUNGE

TOWN HALL

THE STREET



CAMPUS

RECEPTION

GETTING  
AROUND

SARY'S SLICE

# EVENTS CALENDAR

Our full-time customer experience manager is dedicated to delivering your compelling year-round events calendar.

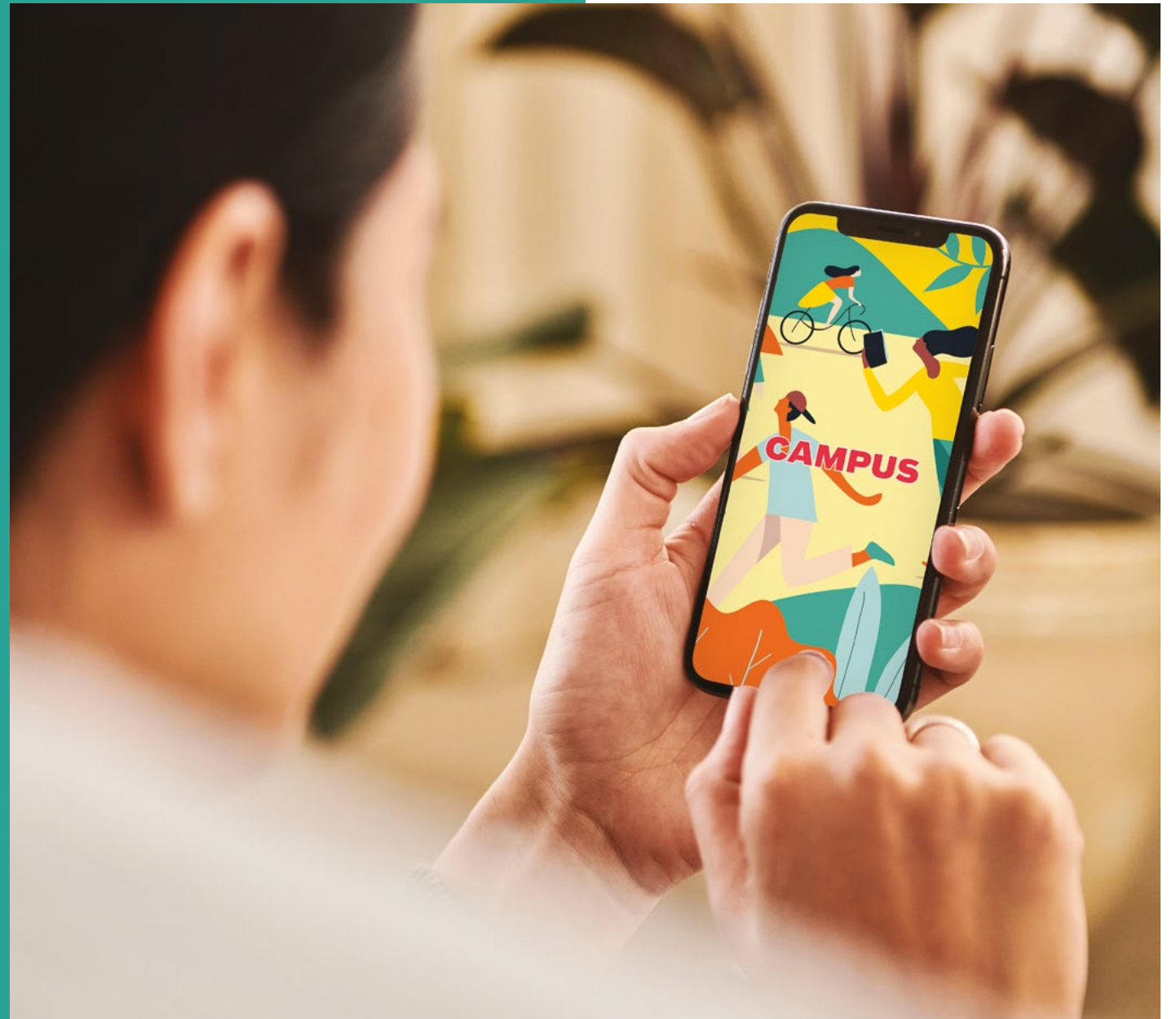
JAN	FEB	MAR	APR	MAY	JUN
Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga
Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club
Better with Money Webinar	Valentine's Day Celebration	Well-being Festival	Sustainability Month	Mental Health Awareness Week	Large Scale Summer event
	Pancake Race	Farm Day and Outdoor Easter Egg Hunt	Mental Health Walk and Talk	Mental Health Walk and Talk	Mental Health Walk and Talk
		Puppy Therapy	Launch of the Campus Cycling Club	Promotion to Encourage Sustainable Commuting	Sport in Mind x Campus Fundraiser Event
		NHS x Campus - What's your blood type event			
JUL	AUG	SEPT	OCT	NOV	DEC
Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga
Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club
Monthly Mental Health Walk and Talk	Volunteering for Reading Pride Event	Large Scale Return to Work Event	Halloween Scavenger Hunt and Crafts	Reading University Visit to Campus	Large Scale Christmas Event
Viewing of the 2025 Women's European Championships	Mental Health Walk and Talk	Mental Health Walk and Talk	Mental Health Walk and Talk		
Viewing of Wimbledon		Viewing of Women's Rugby World Cup			



# CAMPUS 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 now benefits more than 1,500 registered users.



# CAMPUS SUMMARY



Campus Fit;  
fully-equipped gym  
and exercise classes



Yoga studios



Showers and  
changing rooms



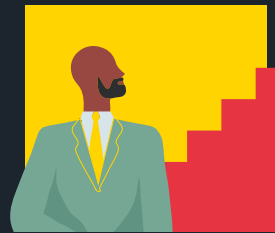
Dedicated conference  
and event studio



The Kitchen restaurant  
with outside terrace



Contemporary  
business lounge



Meeting room for  
tenants exclusive use



Campus  
Life app



All year-round  
events programme

# CAMPUS SPACE

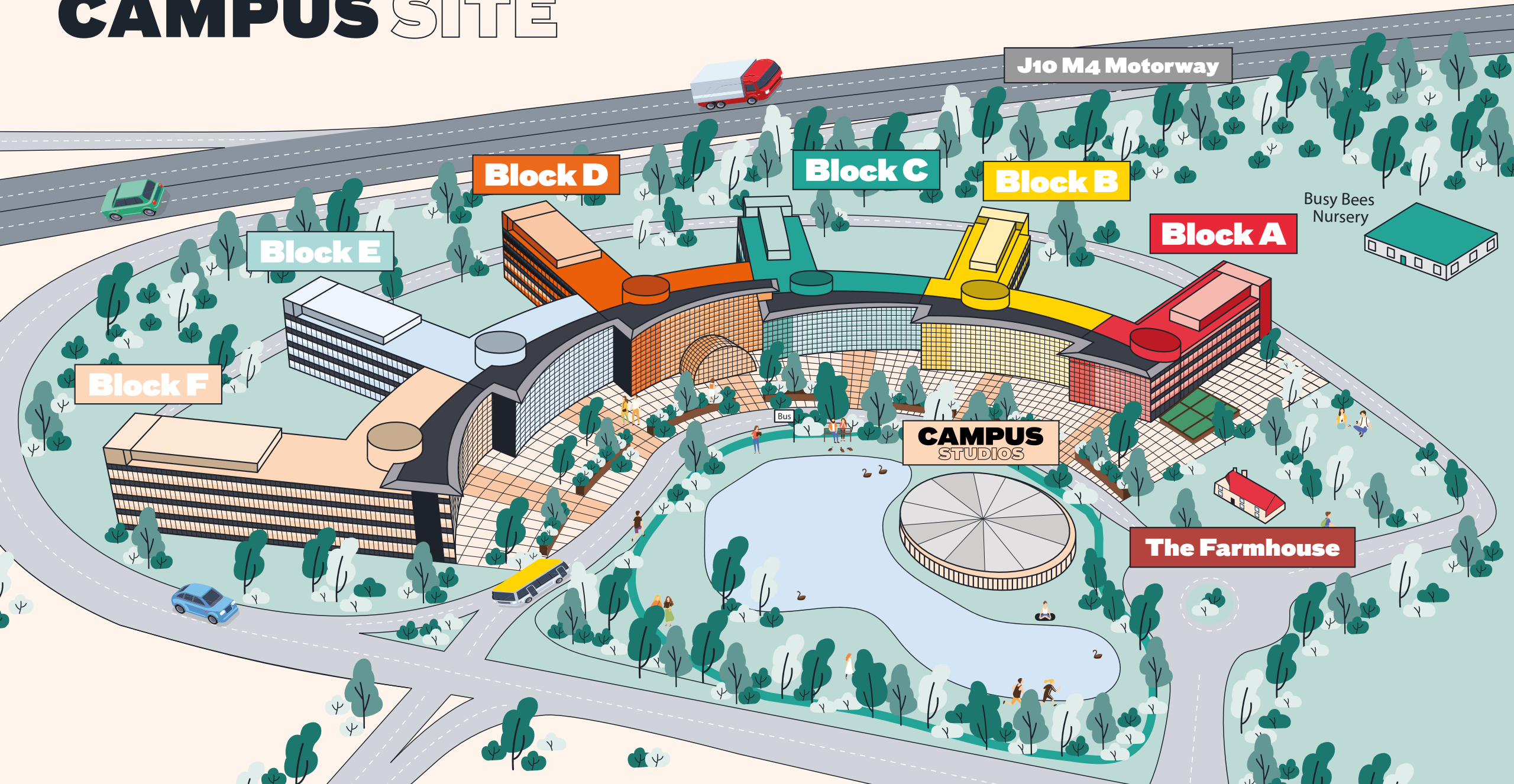
**A DIVERSE ARRAY OF  
FLEXIBLE CONFIGURATIONS  
ARE AVAILABLE. OUR  
FLOORPLATES ARE  
DESIGNED TO BE EASILY  
SPLIT AND CAN DELIVER TO  
YOUR SPACE REQUIREMENTS,  
WHATEVER THEY MAY BE.**



CAMPUS

A person walking on the path towards the building entrance.

# CAMPUS SITE



J10 M4 Motorway

Block D

Block C

Block B

Block A

Block E

Busy Bees Nursery

Block F

CAMPUS STUDIOS

The Farmhouse



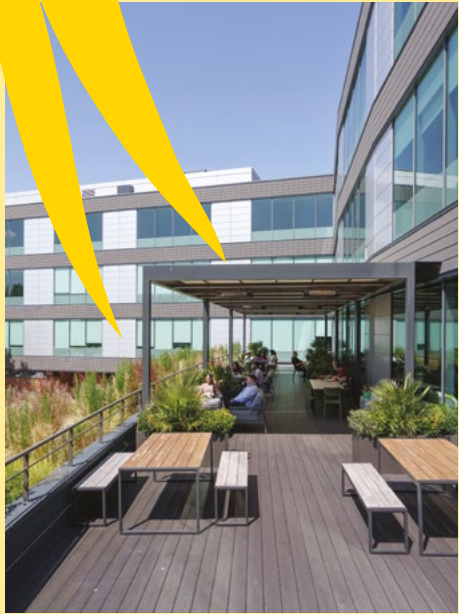
# JOIN THE **CAMPUS COMMUNITY**



# TENANT SIGNAGE OPPORTUNITIES AVAILABLE



OCCUPY THE M4'S MOST  
PROMINENT OFFICE CAMPUS



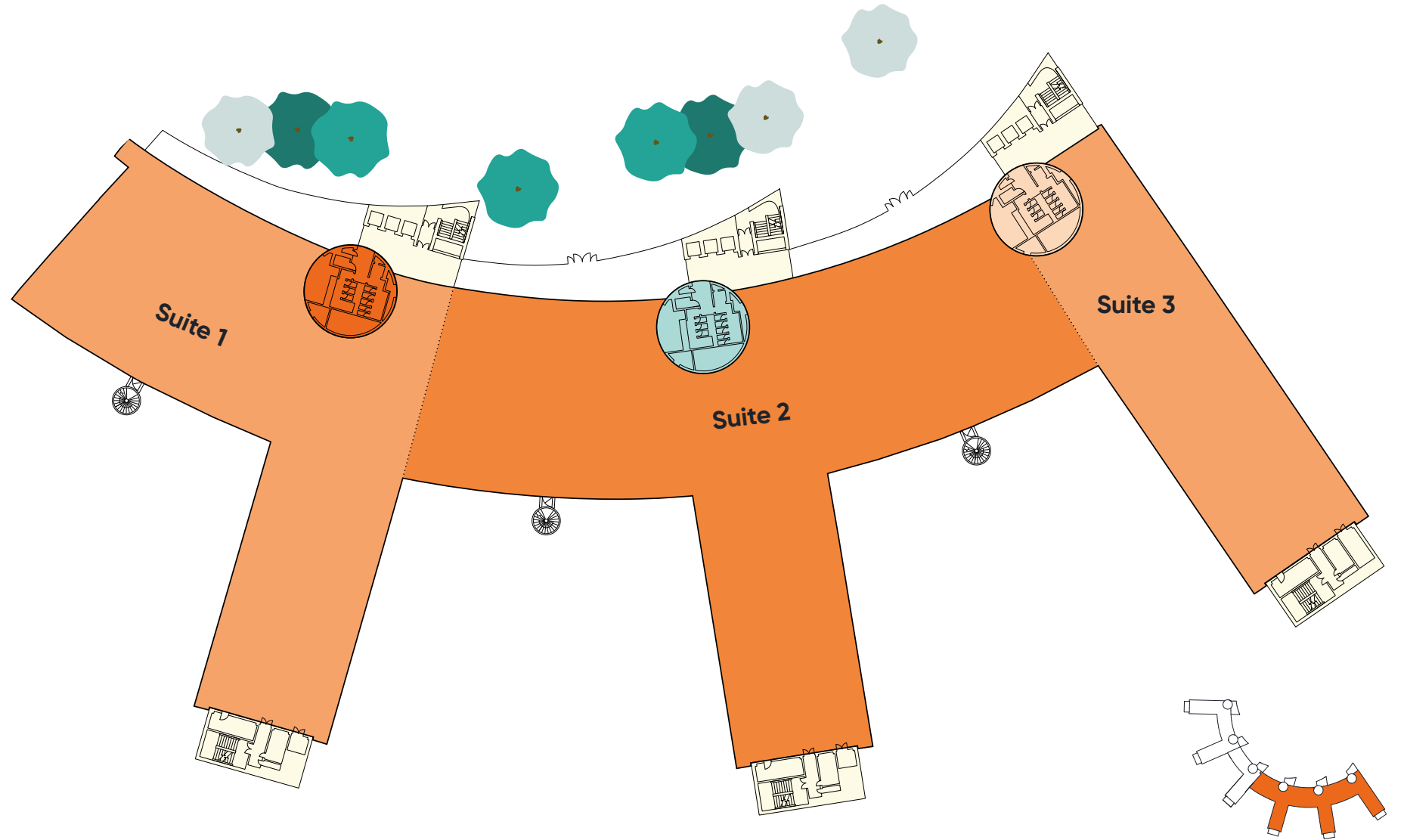


Welcoming double height reception and business lounge



# SECOND FLOOR

# D-F



Available as single suites  
or in a combination

Suite 1  
**20,918 sq ft**

Suite 2  
**30,378 sq ft**

Suite 3  
**11,342 sq ft**

Total Available  
**62,638 sq ft**



Contemporary finishes with clean, 3.5 high exposed concrete ceiling



Indicative CGI of office fit out



Indicative CGI of office fit out

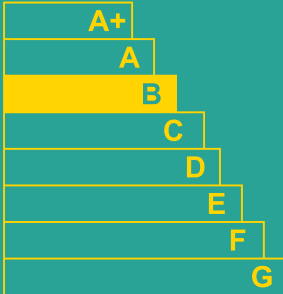
# ESG AT CAMPUS



ActiveScore Gold



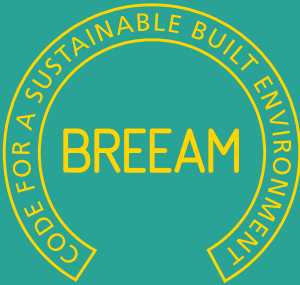
WELL Platinum



EPC (B)



WELL Health-Safety



BREEAM Excellent



WIREDSCORE Certified 'Platinum'

# ESG AT CAMPUS



Low carbon displacement air conditioning system using 100% fresh air



Fitness and wellness facilities to provide holistic health and wellbeing



Parking at 1:325 sq ft (10% EV)



Extensively landscaped lakeside setting



Green travel plan: bio-gas buses which reduce CO<sub>2</sub> emissions by up to 84%



Hydration stations contributing to WELL requirements



Energy efficient air source heat pump technology



Collaborative community allotments

# 1,735

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

They produce approximately

## 12%

of the building's energy

The yearly electricity use of

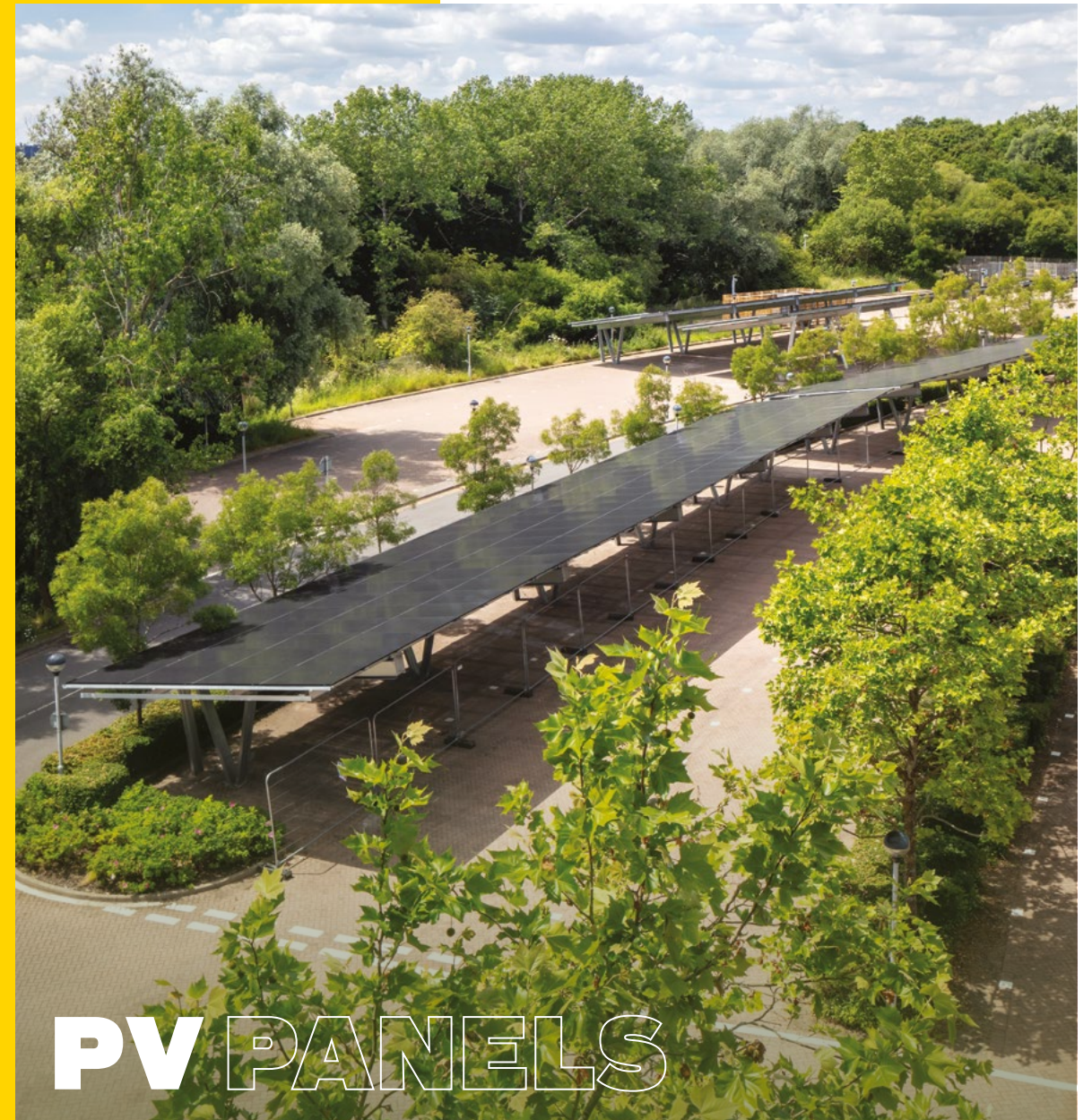
## 147

average UK households

Saving

## 116

tonnes of CO<sub>2</sub> emissions each year



**PV** PANELS

CAMPUS

READING INTERNATIONAL



# GET IN TOUCH



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A PROJECT BY



**Alchemy**  
Asset Management



**TRISTAN**  
CAPITAL PARTNERS

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