



CAMPUS+

FULLY FITTED SUITE OF 3,114 SQ FT



**CAMPUS IS A NEXT GENERATION
WORKPLACE. AN AMENITY RICH
COMMUNITY FOR EVERY TYPE
OF BUSINESS.**



Welcoming double height reception and business lounge

CAMPUS+

Campus + provides fully fitted and furnished workspace ready for immediate occupation.



Images show the fitted space within suite B

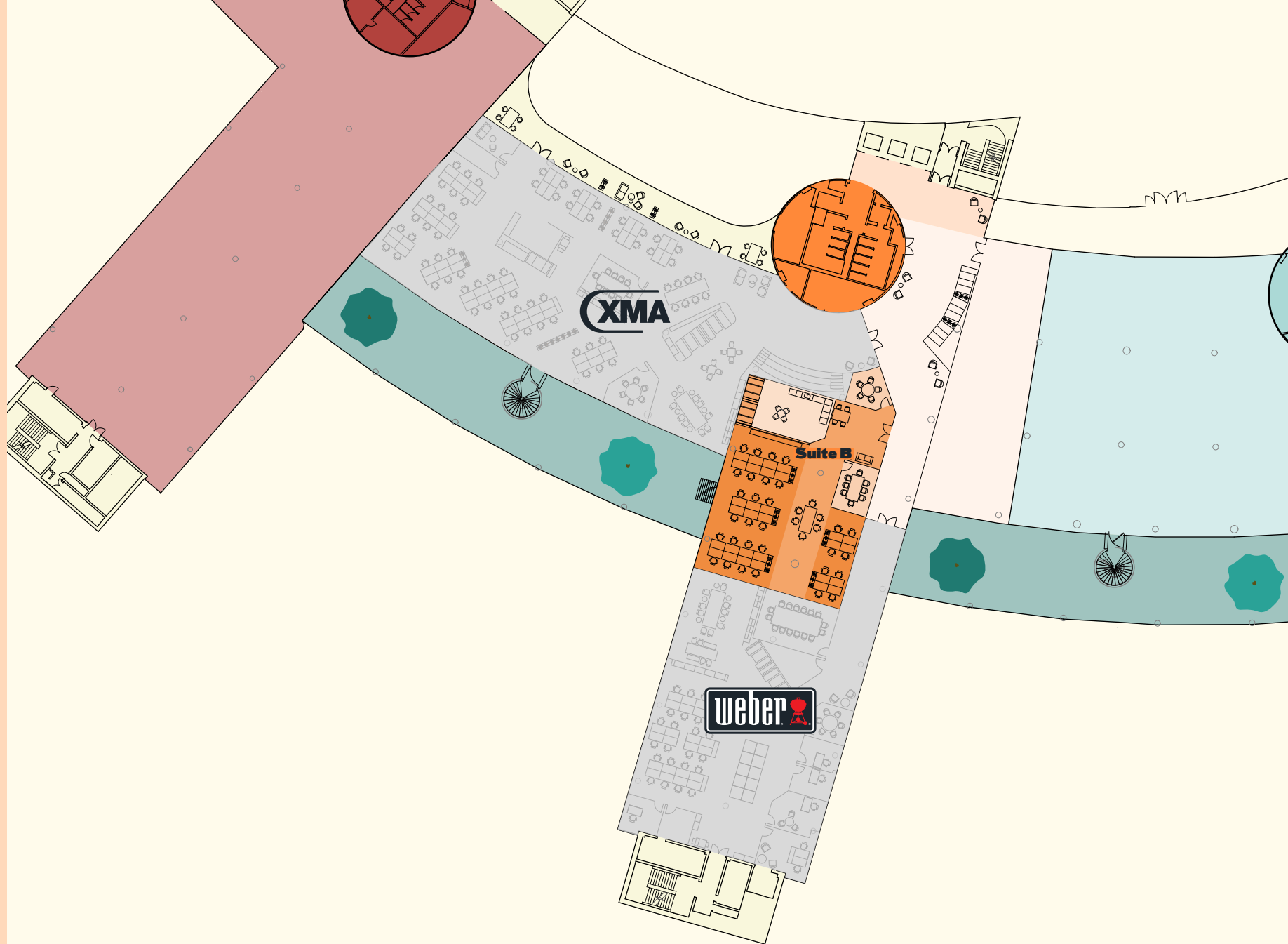
FIRST FLOOR
BLOCK D

CAMPUS+

SUITE A: LET

**SUITE B: 3,114 SQ FT
AVAILABLE**

SUITE C: LET

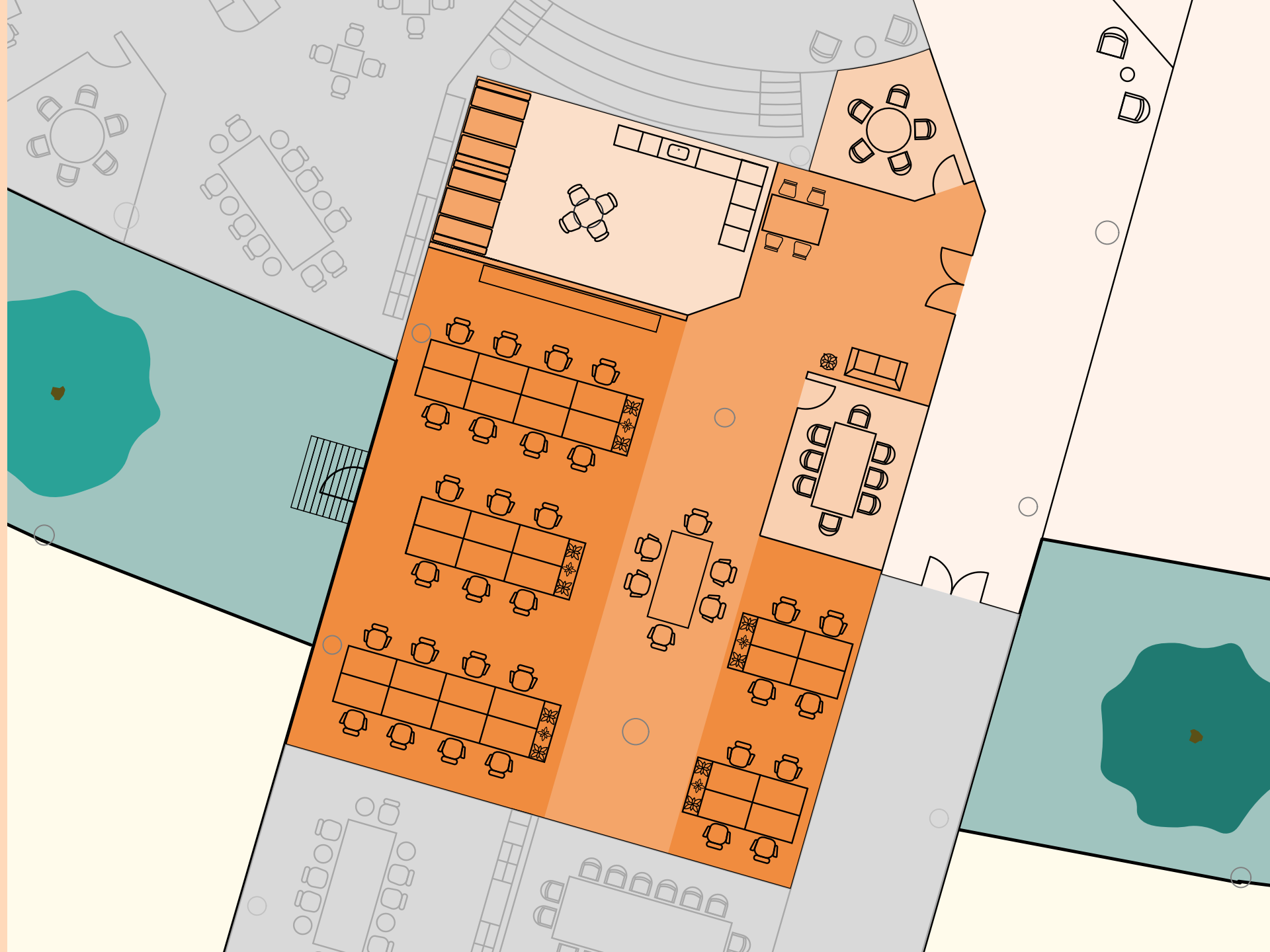


**FIRST FLOOR
BLOCK D**

CAMPUS+

SUITE B: 3,114 SQ FT

- 30 workstations
- 8 person meeting room
- 5 person meeting room
- 6 person high level bench/
collaboration area
- Fully fitted kitchen/break out area
- Connected to fibre backbone
which allows immediate
connection to over 600 ISPs



SECOND FLOOR
BLOCK C&D

CAMPUS+

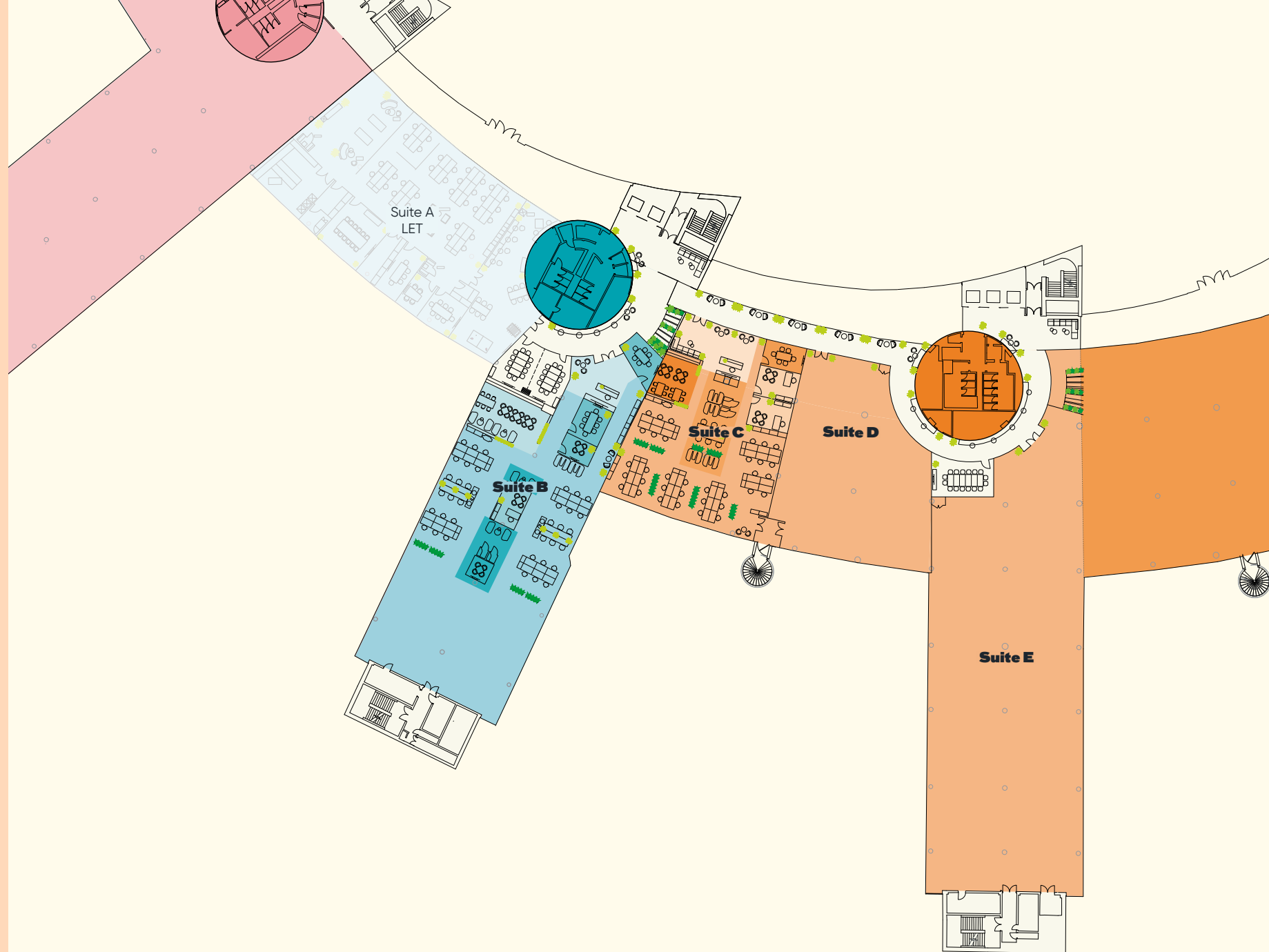
SUITE A: LET

SUITE B: 8,022 SQ FT
PART FITTED

SUITE C: 4,378 SQ FT
FULLY FITTED

SUITE D: 3,923 SQ FT
CAT A

SUITE E: 9,787 SQ FT
CAT A

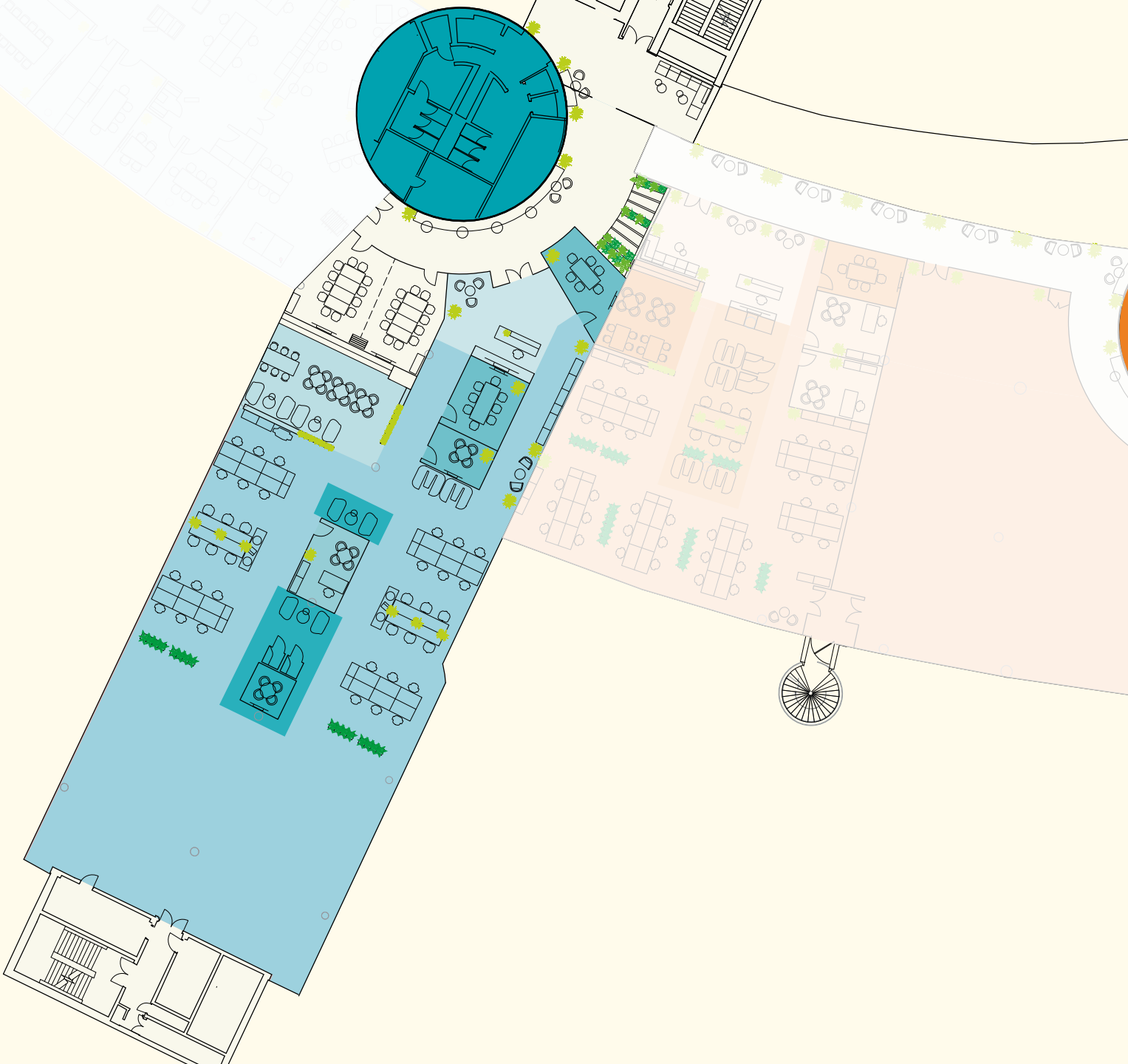


SECOND FLOOR
BLOCK C

CAMPUS+

SUITE B: 8,022 SQ FT

- New mechanical & lighting installations
- 36 Workstations
- Welcome Area
- Meeting Rooms
- Office
- Social Space
- Collaborative/ Focus Areas



SECOND FLOOR
BLOCK D

CAMPUS+

SUITE C: 4,378 SQ FT

- Existing mechanical & lighting adapted
- 40 Workstations
- Welcome Area
- Meeting Room
- Offices
- Social Space
- Collaborative/ Focus Areas

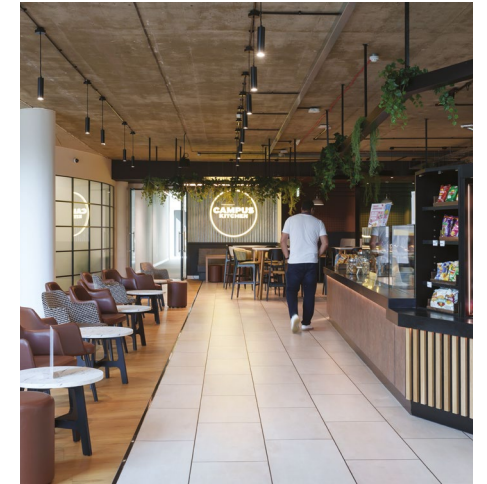


AN ECLECTIC AND EVER CHANGING FOOD AND DRINK OFFER.



THE KITCHEN

Enjoy delicious, sustainably sourced food prepared in our on-site kitchen 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

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



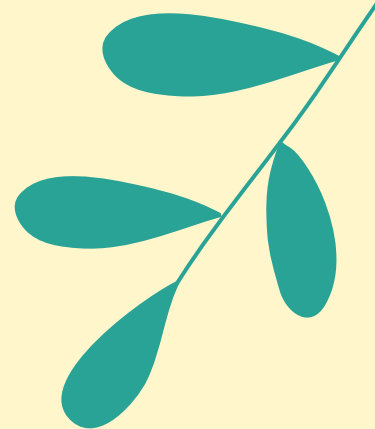
CAMPUS LIFE YEAR-ROUND EVENTS





EVENTS & CONFERENCE SPACE

Being the curious thinkers that we are, we wanted to make work more fun, and so we've used expert design to create impactful event & conference spaces, as well as bookable meeting rooms.



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 SUMMARY



5,000 sq ft wellbeing, gym and fitness studio with brand new showers and changing rooms



Yoga studios



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



Fresh and sustainable food offering at The Kitchen



Estate wide commitment to the ESG agenda including WELL Accreditation and numerous sustainability measures



Contemporary business lounge



Town Hall / Conference facility for exclusive use of tenants



Bespoke workplace Campus app



Year-round diverse calendar of pop up events



A33

READING

READING WEST

A33

READING

CALCOT PARK GOLF COURSE

PROSPECT PARK

A33

MADEJSKI PARK+RIDE

MADEJSKI STADIUM

UNIVERSITY OF READING

EARLEY

THEALE

M4

J12

READING GREEN PARK

M4

CAMPUS

A33

J11

M4

WINNERSH

J10

M4

SHINFIELD STUDIOS

MEREOAK PARK+RIDE



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TRISTAN
CAPITAL PARTNERS

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