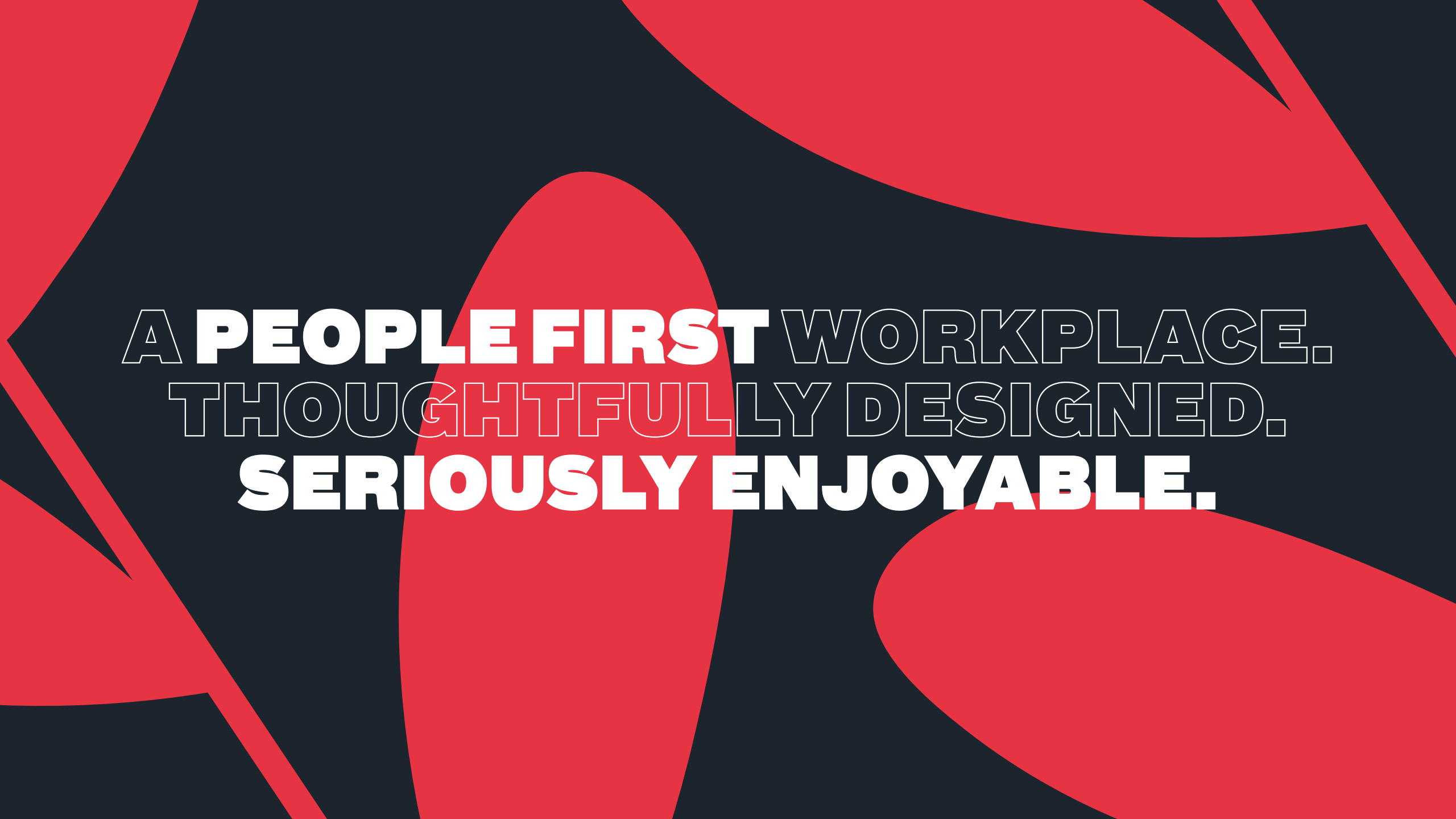




CAMPUS

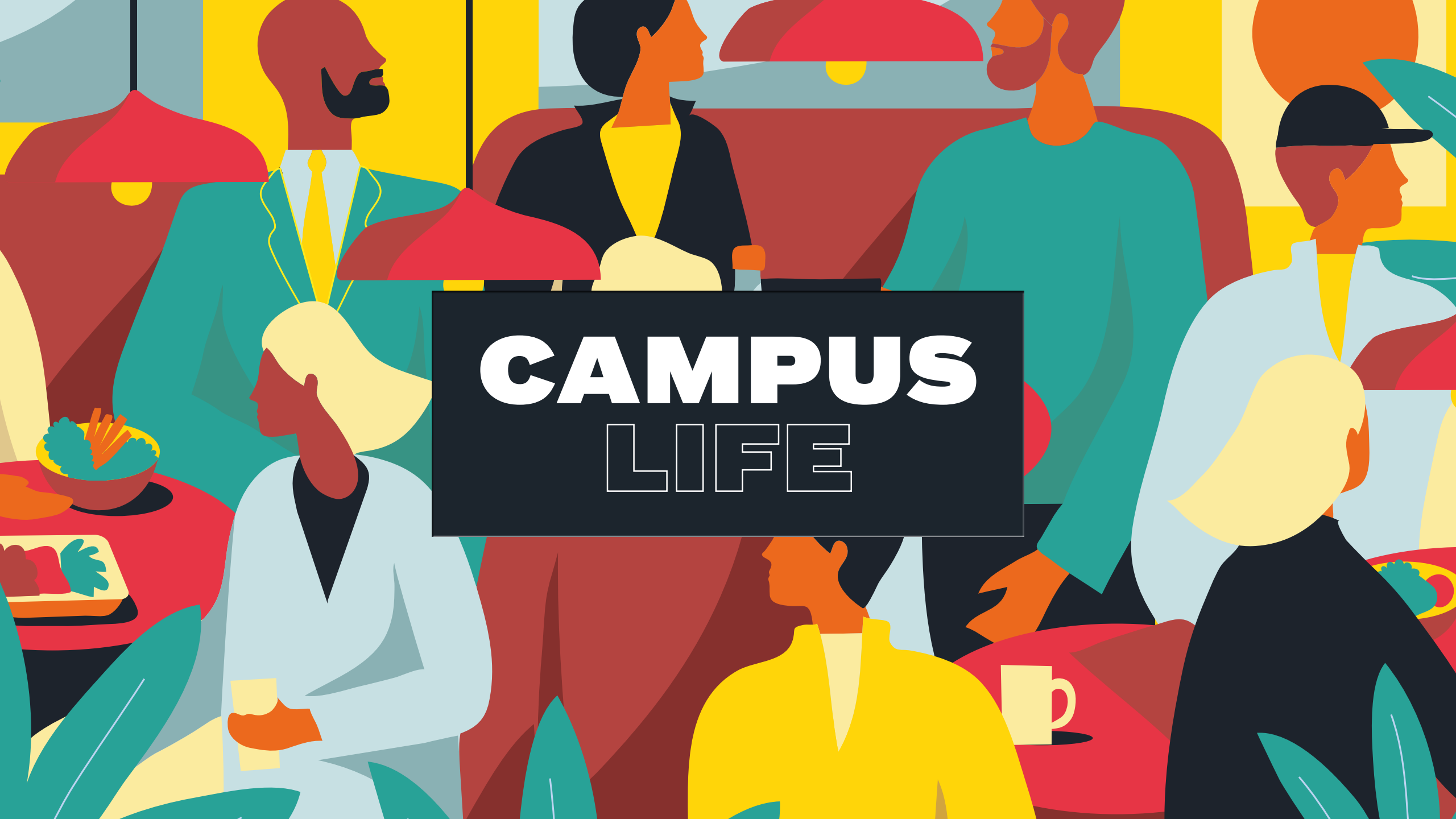
The background features a dark navy blue field with large, organic, red shapes that resemble liquid splashes or flowing paint. These shapes are layered, with some appearing in the foreground and others receding into the background, creating a sense of depth and movement.

A PEOPLE FIRST WORKPLACE.
THOUGHTFULLY DESIGNED.
SERIOUSLY ENJOYABLE.

An aerial photograph of a modern office building complex. The building is a large, curved structure with a glass and grey facade, featuring several circular rooftop gardens. In the center of the complex is a large, irregularly shaped pond surrounded by lush green landscaping, trees, and a circular paved area with a central circular structure. The building is situated next to a multi-lane road with a roundabout. In the background, there are green fields and a residential area with houses. The overall scene is bright and sunny.

WELCOME TO

THE FUTURE OF WORKING



CAMPUS LIFE

CAMPUS WORKS BECAUSE
THE COMMUNITY DOES.

**A PLACE BUILT FOR
BUSINESSES** THAT PLAN
ON GOING SOMEWHERE.





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.



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
7.15–7.45 GRIT Cardio Fitness Studio		7.15–8.15 Body Balance Fitness Studio		7.15–7.45 Fitness Studio ON DEMAND
	10.30–11.15 Fitness Studio ON DEMAND		10.30–11.15 Fitness Studio ON DEMAND	
	12.15–12.45 Body Pump Fitness Studio	12.15–13.05 RPM Fitness Studio		12.15–12.45 CORE Fitness Studio
14.00–16.00 Fitness Studio ON DEMAND		14.00–16.00 Fitness Studio ON DEMAND		14.00–16.00 Fitness Studio ON DEMAND
17.15–18.00 Body Pump Fitness Studio	17.15–18.00 Body Balance Fitness Studio	17.15–17.45 GRIT Cardio Fitness Studio	17.15–18.05 RPM Fitness Studio	
18.15–18.45 GRIT Athletic Fitness Studio	18.15–19.00 Body Combat Fitness Studio	18.15–18.45 Body Pump Fitness Studio		

LOWER GROUND (ON-SITE)

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



Gym & fitness classes all year round

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

STUDIO
CONFERENCE
SPACE

EVENT
STUDIO

Allotment

Trim Trail & outdoor
gym equipment

Wasingstoke Road

THE
KITCHEN

TERRACE

CAFE

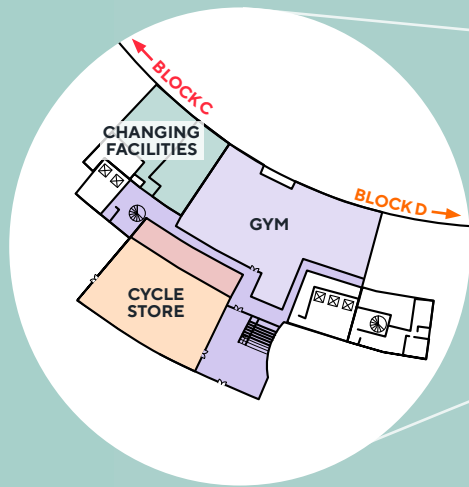
RECEPTION

BUSINESS
LOUNGE

TOWN HALL

THE STREET

LOWER
GROUND





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
Candle Making Workshop	Valentine's Day Celebration	Well-being Festival	Sustainability Month	Mental Health Awareness Week	Summer Festival
	Pancake Race	Allotment Launch	Mental Health Walk and Talk	Mental Health Walk and Talk	Mental Health Walk and Talk
		Mental Health Walk and Talk	Monthly Craft Club	Monthly Craft Club	Monthly Craft Club
		Dr Bike Workshop	Start of Spring Summer Activations	Music Class	Dr Bike Workshop
		Bingo	Dr Bike Workshop	Dr Bike Workshop	Sport in Mind x Campus Fundraiser Event
		NHS x Campus – What's your blood type event	Campus Cycling Club	Puppy Therapy with Mental Health Webinars	
			Dance Class	Promotion to Encourage Sustainable Commuting	

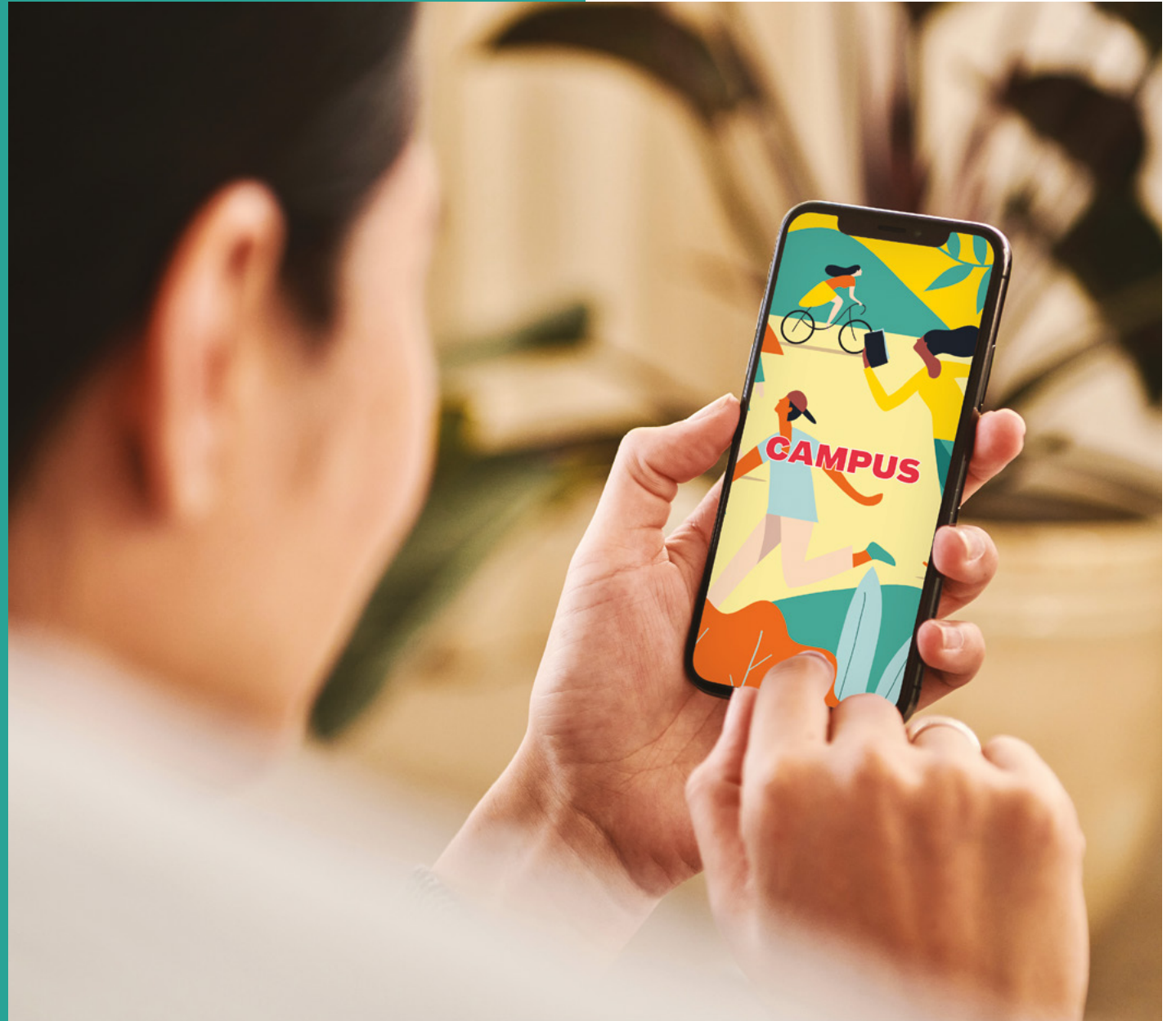
JUL	AUG	SEPT	OCT	NOV	DEC
Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga	Weekly Yoga
Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club	Monthly Book Club
Campus Cycling Club	Volunteering for Reading Pride Event	Campus Sleep Out	Halloween Tarot Readings	Reading University Visit to Campus	Christmas Party
Bingo	Mental Health Walk and Talk	Mental Health Walk and Talk	Mental Health Walk and Talk	Monthly Craft Club	Christmas Market
Monthly Craft Club	Monthly Craft Club	Monthly Craft Club	Diwali Celebrations	Bingo	Advent Calendar Giveaway
Viewing of Wimbledon		Macmillan Coffee Morning	Monthly Craft Club		Monthly Craft Club
		Dr Bike workshop			
		Start of Autumn Winter Activations			



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



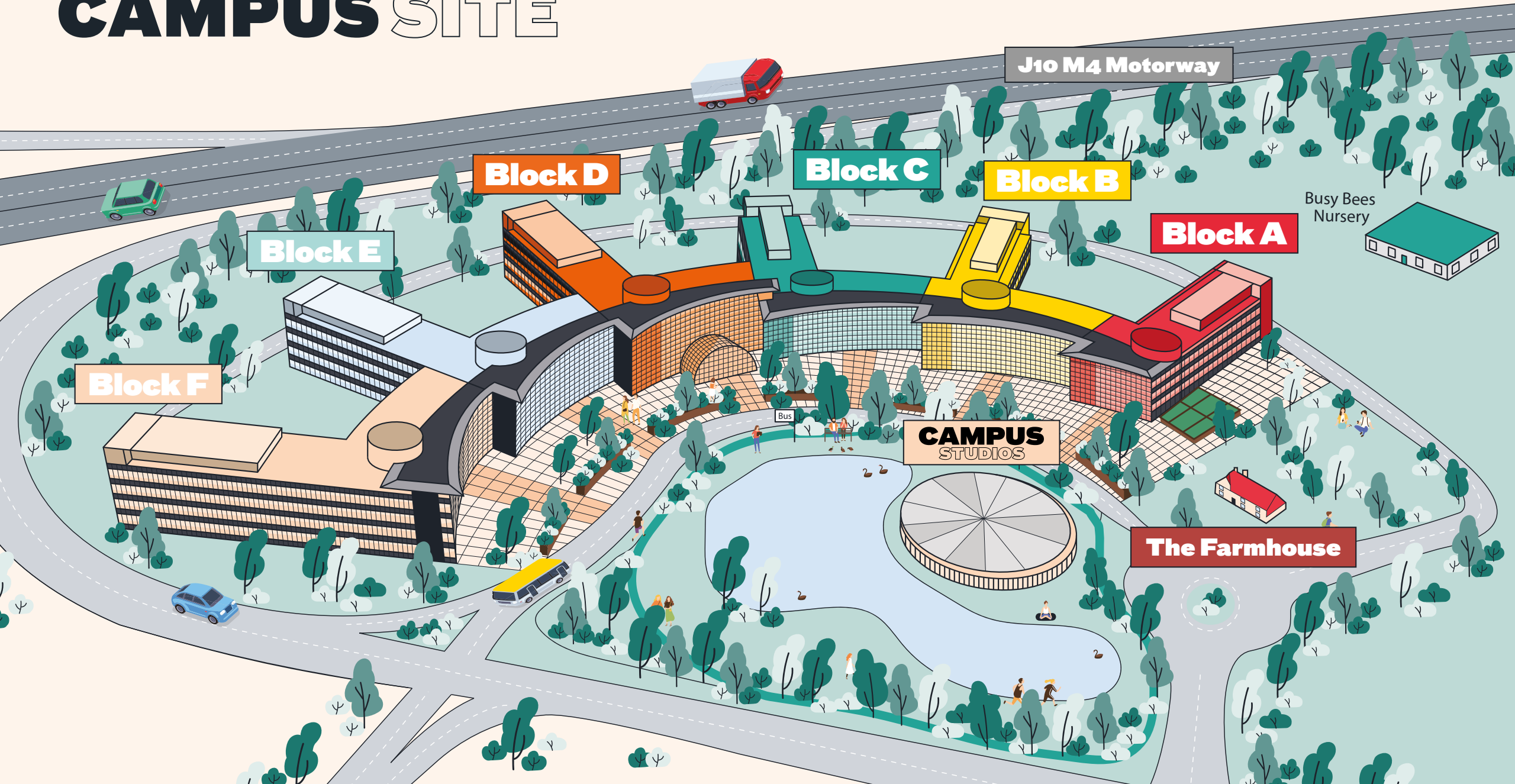
All year-round
events programme



CAMPUS SPACE

CAMPUS OFFERS **FLEXIBLE**
SPACE THAT ADAPTS FOR YOU,
BECAUSE NOT **EVERY BUSINESS**
WORKS THE SAME WAY.

CAMPUS SITE



JOIN THE **CAMPUS COMMUNITY**



Adobe

Baxter

verizon

CGI



Sport
In Mind



BCN



Investec

MAVENIR™



STONEWATER



EMERSON



aspentech

TENANT SIGNAGE OPPORTUNITIES AVAILABLE

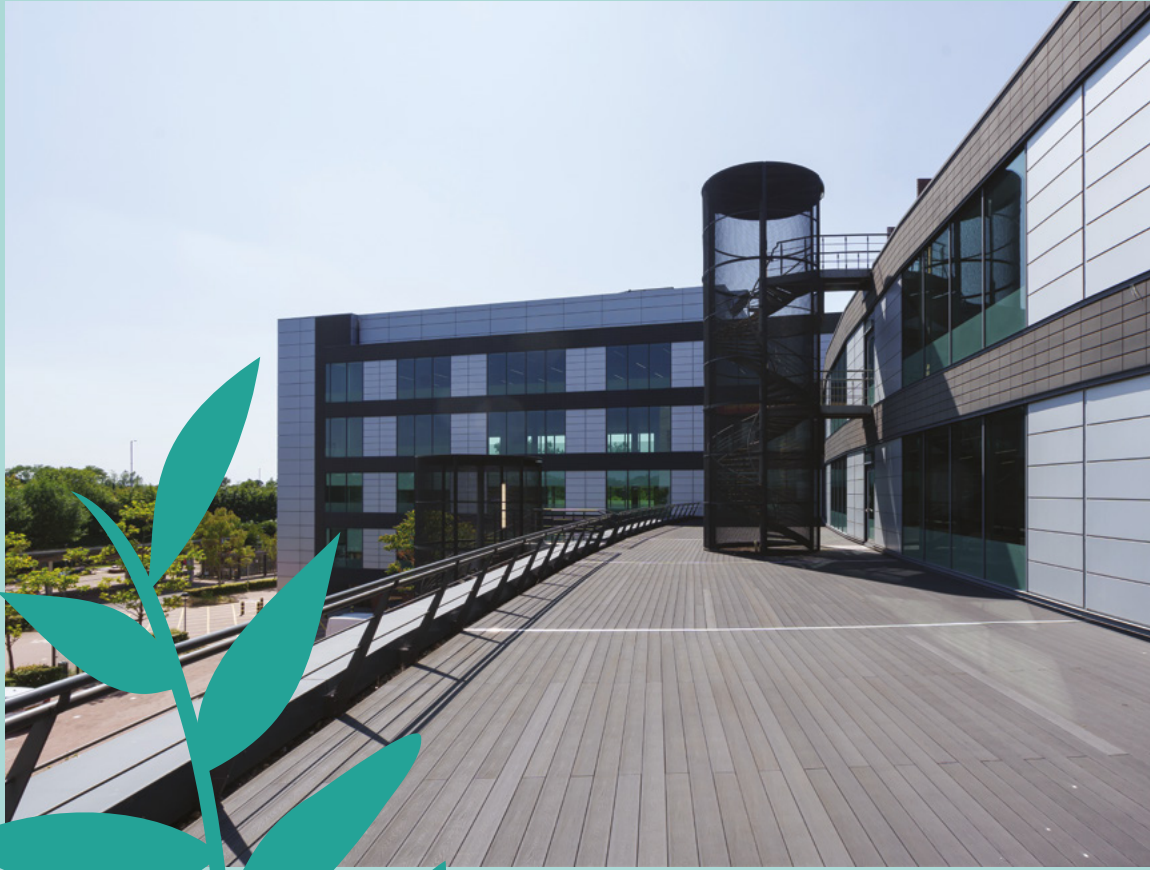


OCCUPY THE M4'S MOST PROMINENT OFFICE CAMPUS





Welcoming double height reception and business lounge



SECOND FLOOR

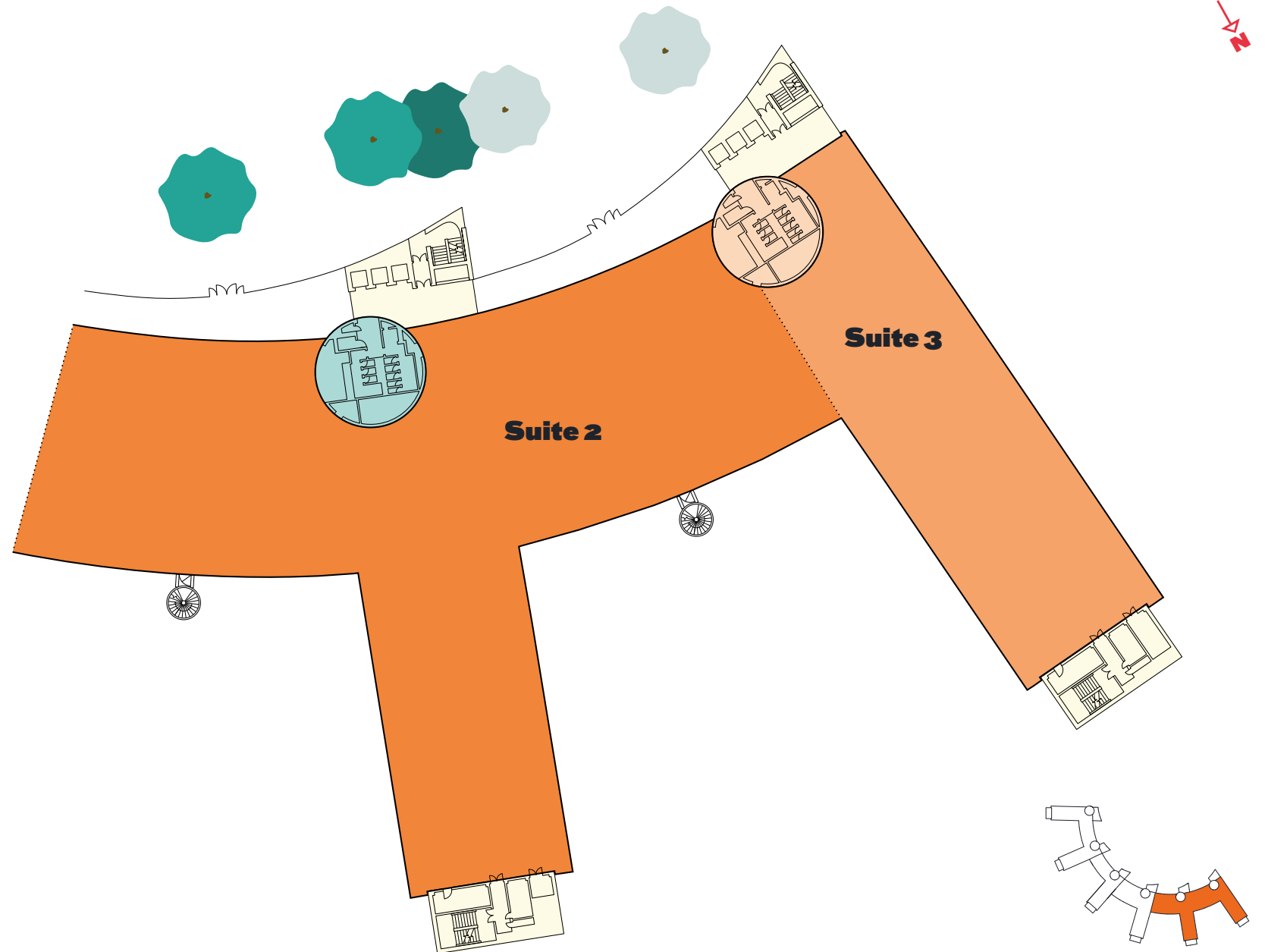
D-F

Available as single suites
or in a combination

Suite 2
30,378 sq ft

Suite 3
11,342 sq ft

Total Available
41,720 sq ft





Contemporary finishes with clean, 3.5 high exposed concrete ceiling



Indicative CGI of office fit out



Indicative CGI of office fit out

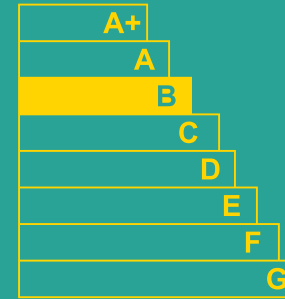
ESG AT CAMPUS



ActiveScore
Platinum



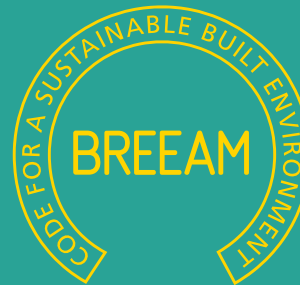
WELL
Platinum



EPC (B)



WELL
Health-Safety

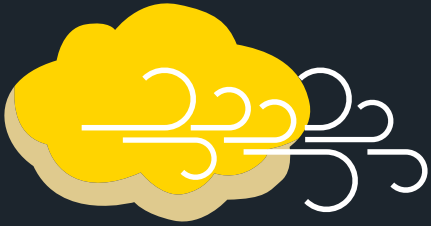


BREEAM
Excellent



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 CO₂
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

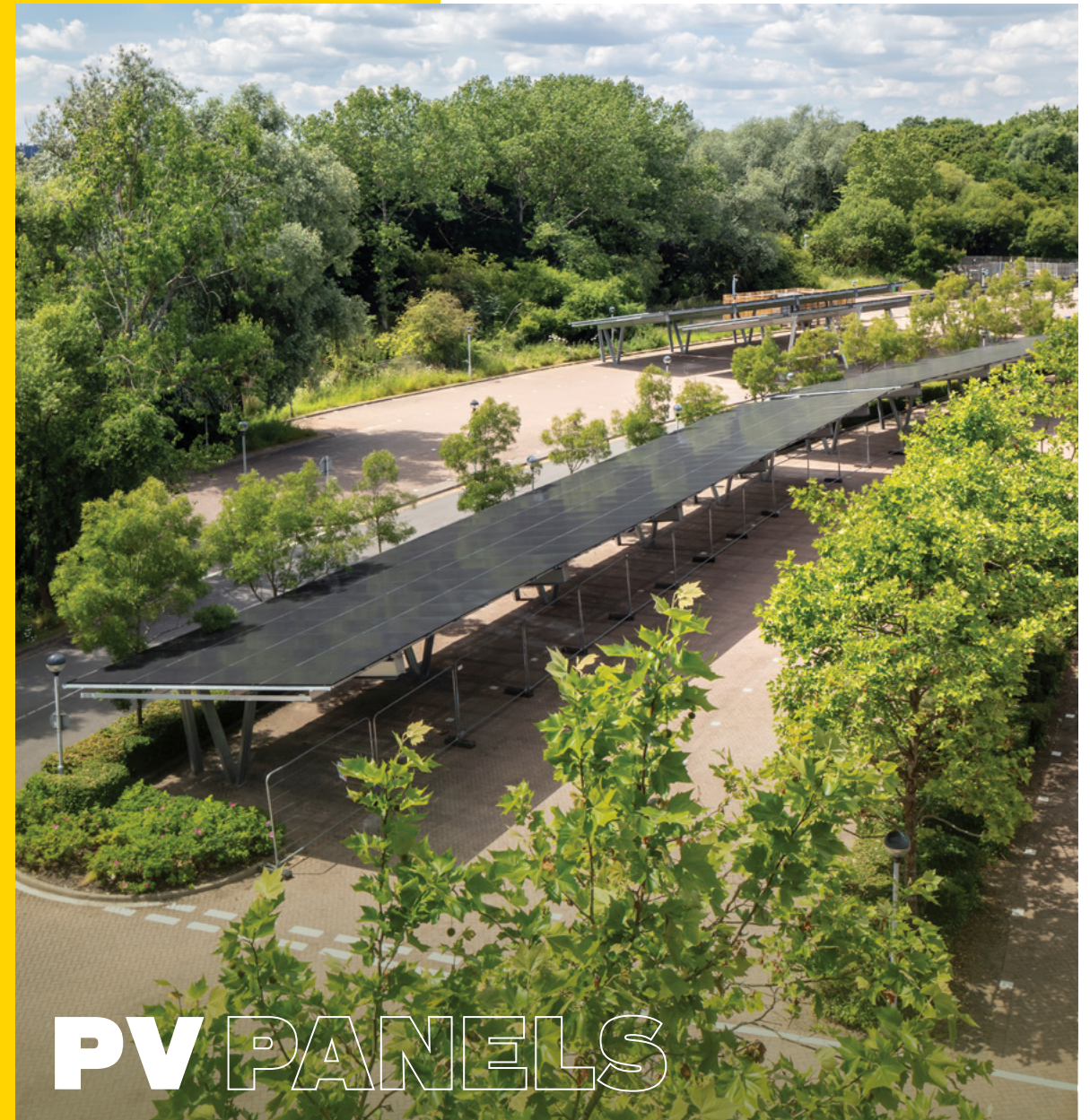
147

average UK households

Saving

116

tonnes of CO₂ emissions each year



PV PANELS

CAMPUS

READING INTERNATIONAL

GET IN TOUCH



ED SMITH

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edsmith@brayfoxsmith.com

TOBY LUMSDEN

+44 (0) 7796 444 379

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campus-reading.com

A PROJECT BY



Alchemy
Asset Management



TRISTAN
CAPITAL PARTNERS

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