



# CAMPUS+

FULLY FITTED SUITES READY FOR IMMEDIATE OCCUPATION



# **CAMPUS +** SUMMARY

## **FULLY FITTED SUITES PROVIDING 14-30 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





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



CAMPUS

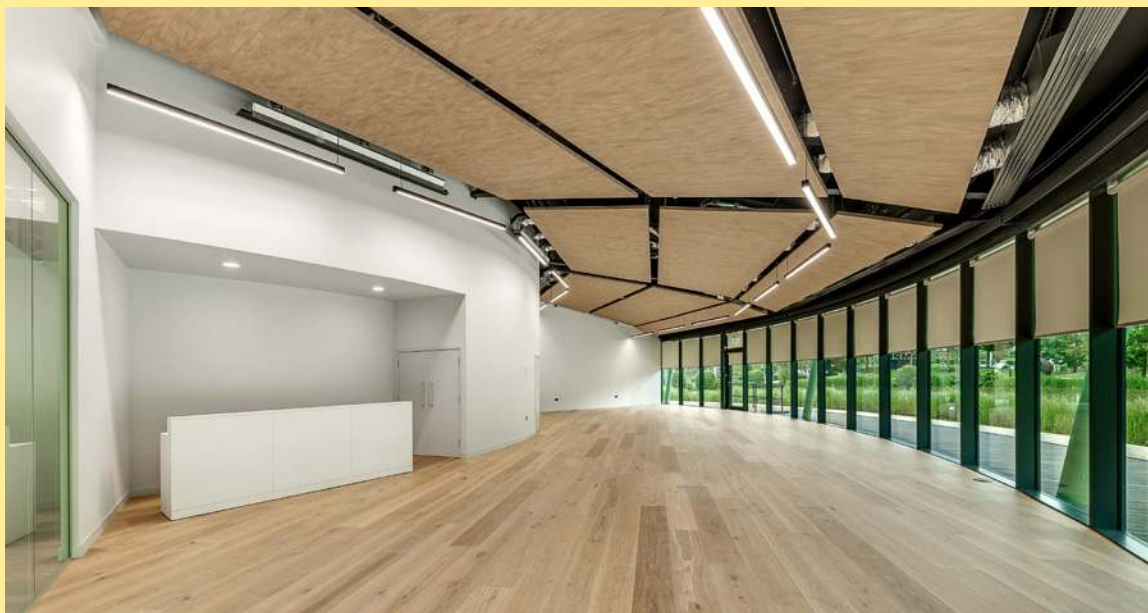
CAMPUS  
← RECEPTION  
GETTING AROUND

**PROMINENT NEW ENTRANCE**



Feature double height reception

# CAMPUS LIFE



Views of The Kitchen, Town Hall, Gym and Campus Studios.

GROUND FLOOR  
BLOCK C AND B

# CAMPUS+

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

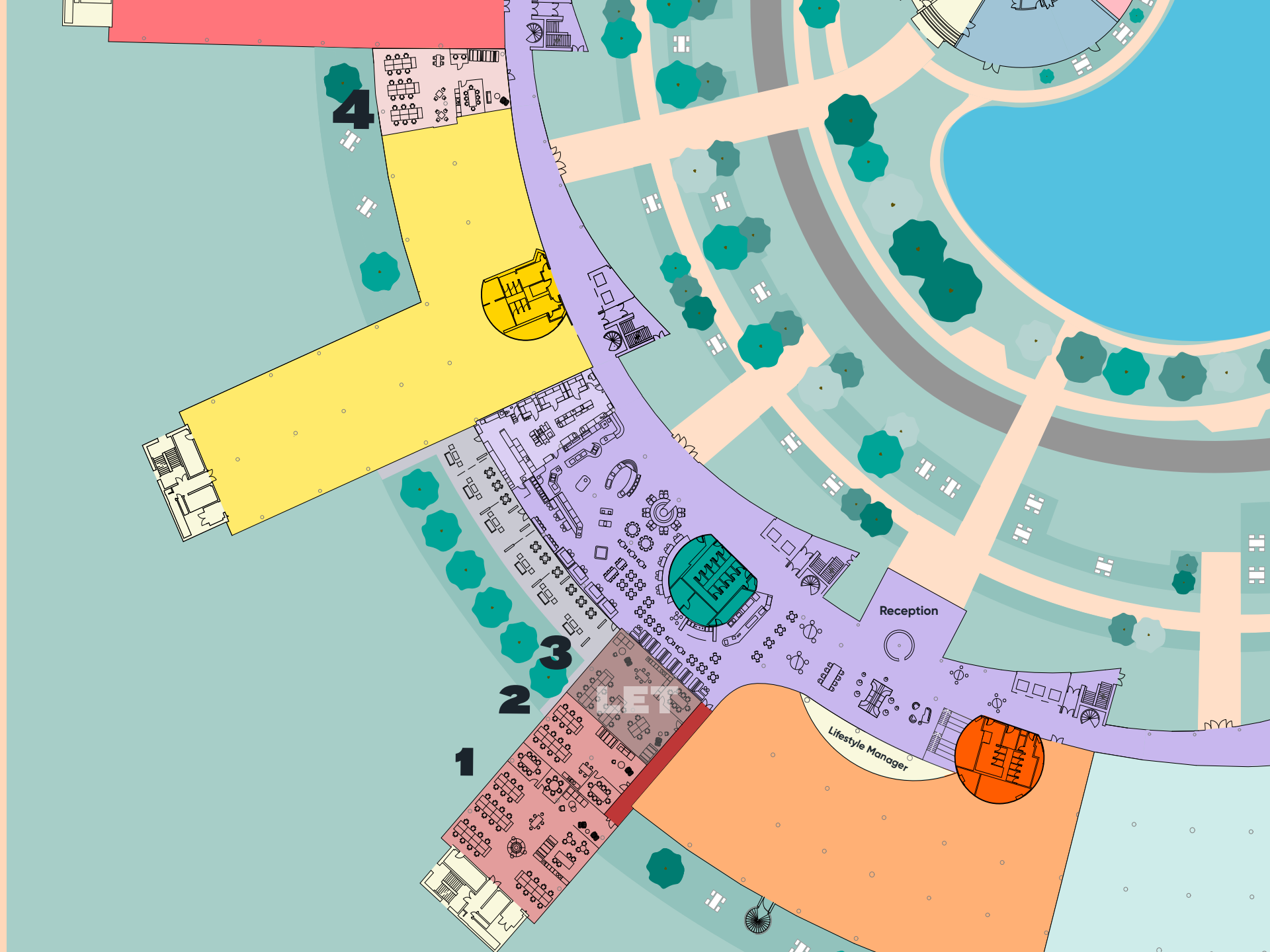
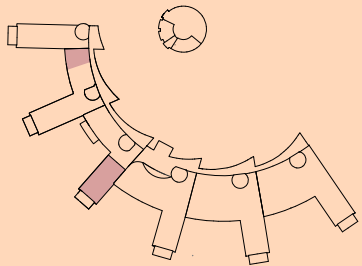
**SUITE 1:** 3,284 SQ FT

**SUITE 2:** 1,523 SQ FT

**SUITE 3:** LET

**SUITE 4:** 1,991 SQ FT

Suite 4 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.

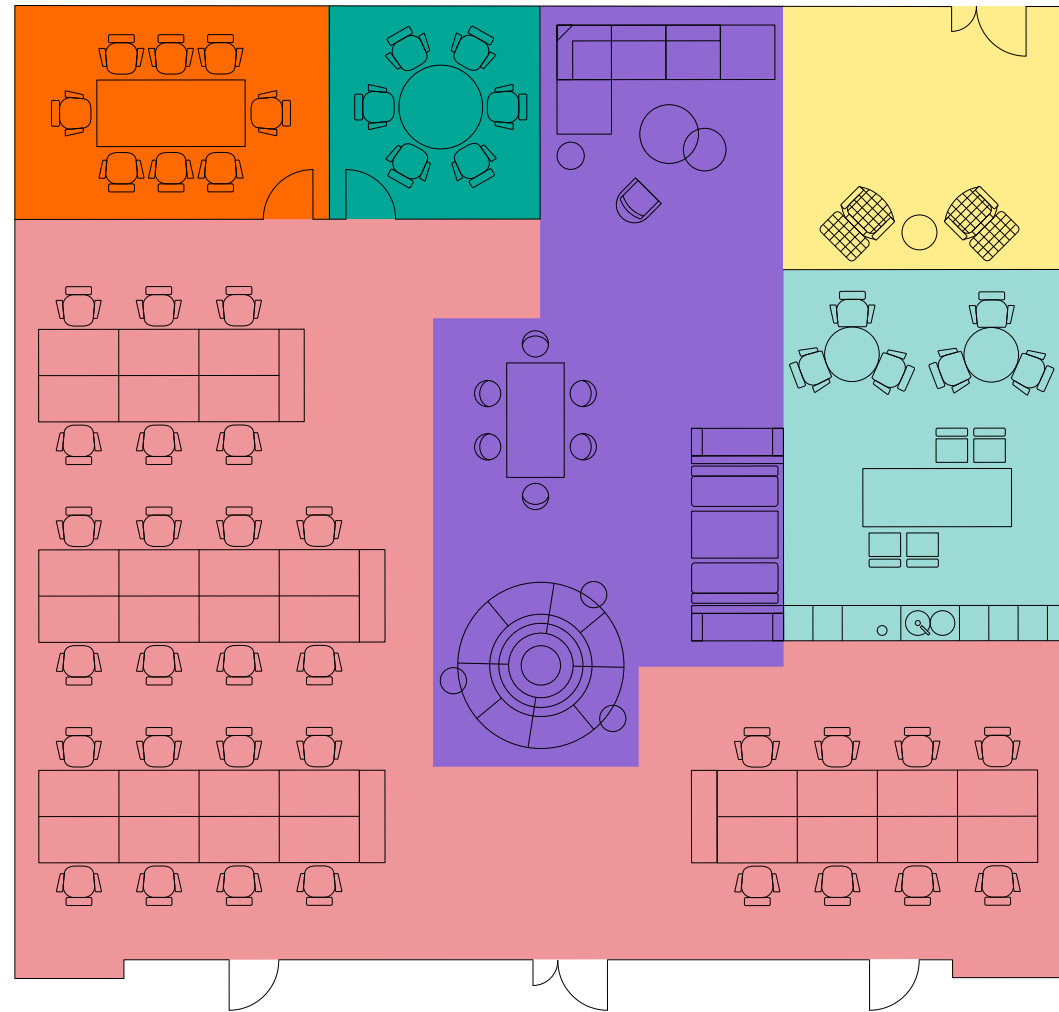
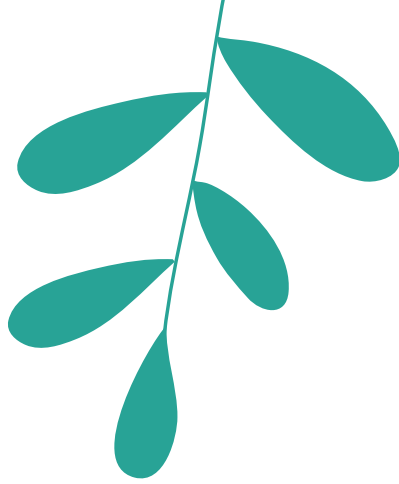
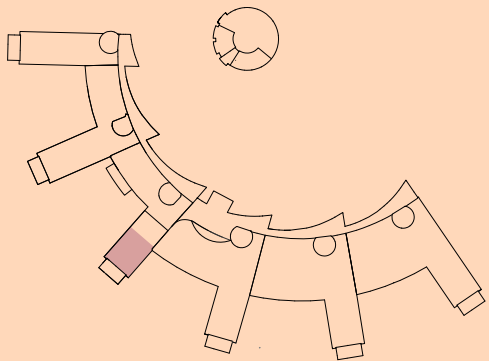


# CAMPUS+

**SUITE 1:** 3,284 SQ FT

GROUND FLOOR  
BLOCK C

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



- 30 X WORKSTATIONS
- 1 X 6 PERSON MEETING ROOM
- 1 X 8 PERSON MEETING ROOM
- 1 X KITCHEN / TEA POINT
- RECEPTION AREA
- 1 X TOUCHDOWN AND BANQUETTE SEATING ZONE

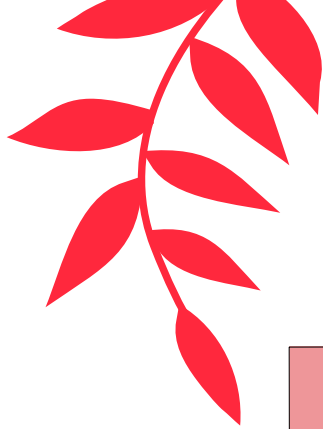
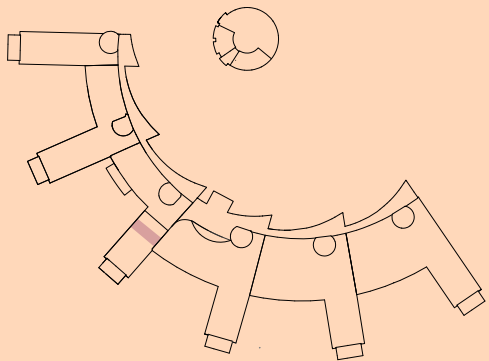


# CAMPUS+

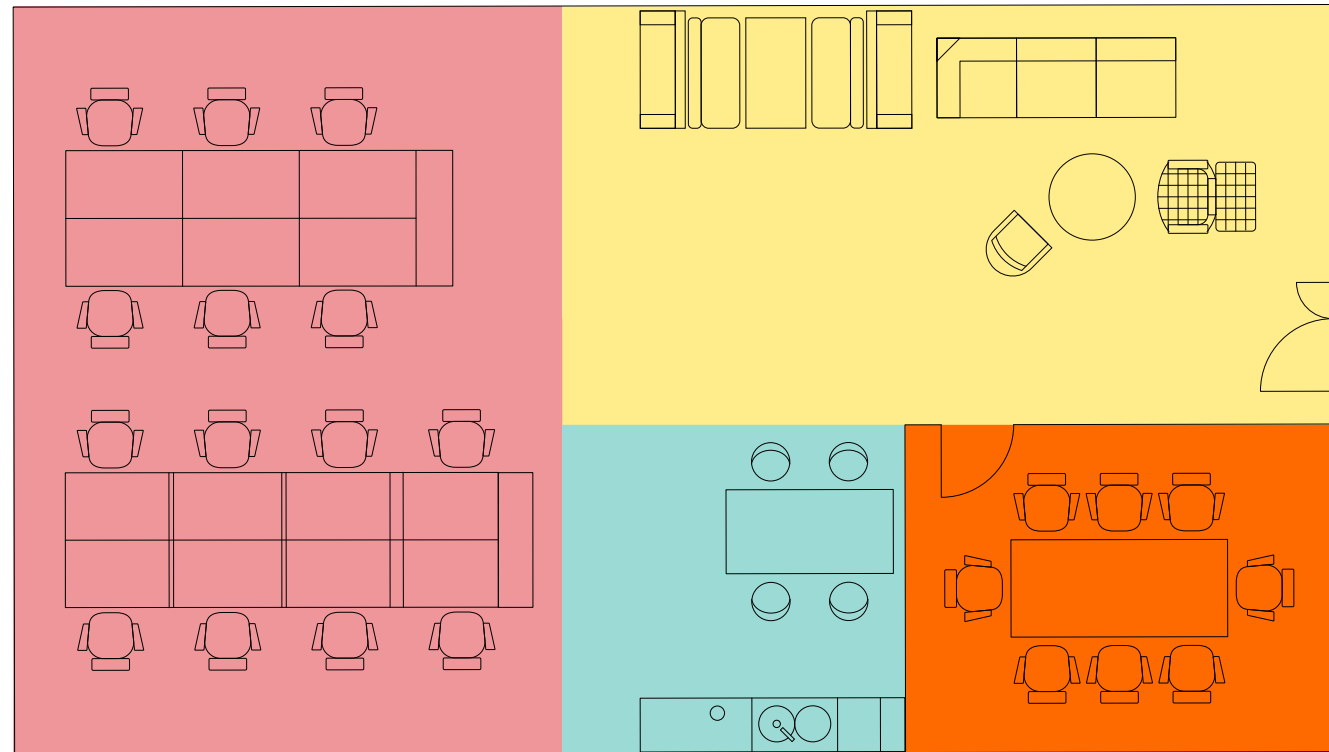
**SUITE 2:** 1,523 SQ FT

GROUND FLOOR  
BLOCK C

**An outstanding  
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occupation**



- 14 X WORKSTATIONS
- 1 X 8 PERSON MEETING ROOM
- 1 X KITCHEN / TEA POINT
- RECEPTION AREA

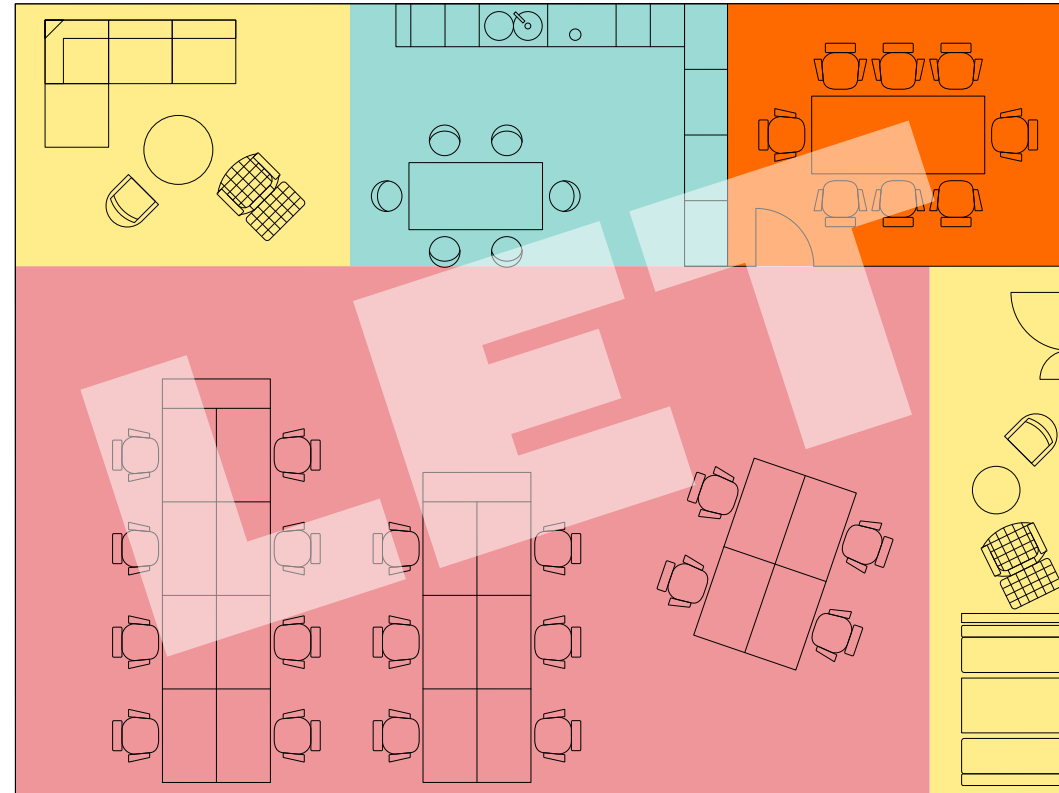
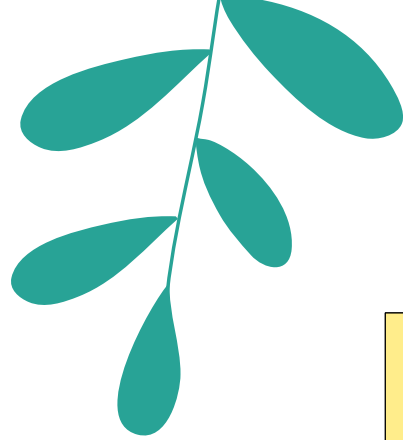
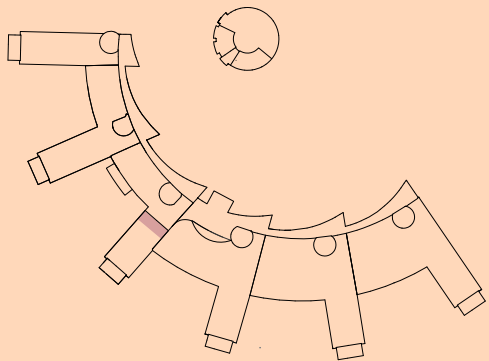


# CAMPUS+

## SUITE 3: LET

GROUND FLOOR  
BLOCK C

**An outstanding  
fitted workspace  
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occupation**



- 18 X WORKSTATIONS
- 1 X 8 PERSON SEATING AREA
- 1 X KITCHEN AREA
- RECEPTION / BREAKOUT SPACE

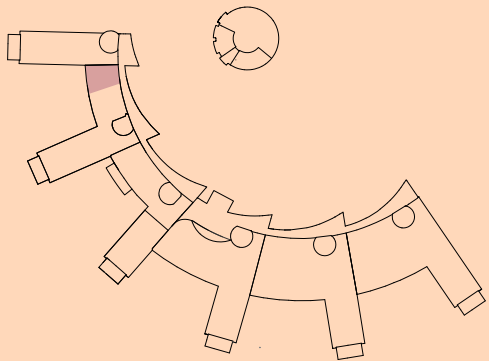


# CAMPUS+

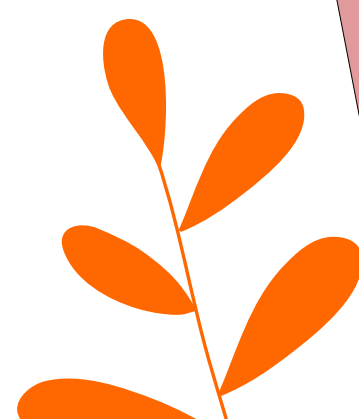
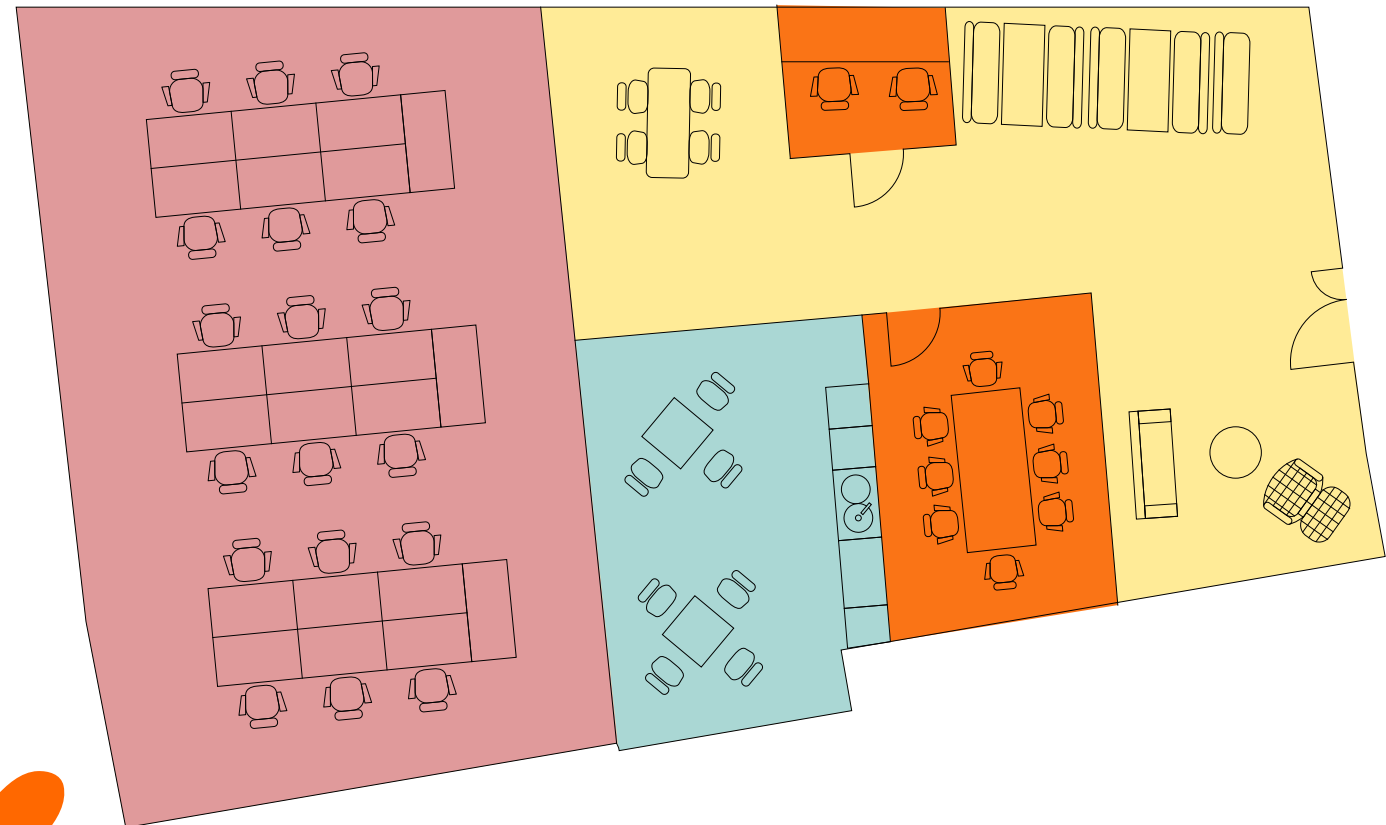
**SUITE 4:** 1,991 SQ FT

GROUND FLOOR  
BLOCK B

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



- 18 X WORKSTATIONS
- PERSON MEETING ROOM
- KITCHEN AREA
- RECEPTION / BREAKOUT AREAS



# BENEFITS OF **CAMPUS**



**5,000 SQ FT WELLBEING, GYM AND FITNESS FACILITY WITH  
BRAND NEW SHOWERS AND CHANGING ROOMS**

YEAR ROUND DIVERSE CALENDAR OF POP UP EVENTS

**BESPOKE WORKPLACE CAMPUS APP**

7,500 SQ FT FRESH AND SUSTAINABLE FOOD OFFERING AT THE "KITCHEN"

**PARKING AT 1:325 SQ FT**

TOWN HALL/CONFERENCE FACILITY ON SITE FOR THE EXCLUSIVE USE OF THE TENANTS

**ESTATE WIDE COMMITMENT TO THE ESG AGENDA INCLUDING WELL  
ACCREDITATION AND NUMEROUS SUSTAINABILITY MEASURES**





A33



READING



ABBAY RUINS

READING WEST

READING



CALCOT PARK GOLF COURSE



PROSPECT PARK

M4

J12

THEALE

A33

MADEJSKI PARK+RIDE

MADEJSKI STADIUM



UNIVERSITY OF READING

EARLEY

READING GREEN PARK



CAMPUS

WINNERSH

J10

M4

M4

M4

A33

J11

M4

M4

SHINFIELD STUDIOS



MEREOAK PARK+RIDE

# 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
Mereok 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

# Get in touch



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## A PROJECT BY



**ALCHEMY  
ASSET  
MANAGEMENT**



**TRISTAN**  
CAPITAL PARTNERS

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