

HERE⁺ + NOW⁺

THAMES VALLEY PARK
READING



NOW front exterior façade

BE HERE, NOW.

HERE + NOW is a new class of workplace environment.

A community of like-minded people, where wellbeing is boosted by an abundance of amenity for exercise and relaxation. A diverse mix of work and social spaces encourage users to connect with both people and nature.

HERE + NOW SITE PLAN



THAMES VALLEY PARK



The 22 acre business park and its surrounding 80-acre nature reserve provides a setting of tranquillity, light and open space – with a unique commitment to creating a commercial environment that connects with the environment, side by side.

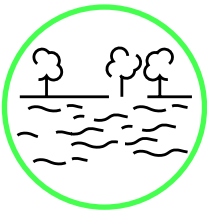
Home to global names, including Microsoft and Oracle, the park offers excellent amenities onsite including cafés, health club, nursery and rowing lake - to name a few.



Water Meadows
A home to rare birds native insects and wildflowers.



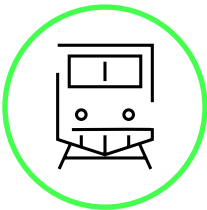
Local Occupiers
A community of the world's best business brands in tech, pharma, media and insurance.



Lakes
Neighbouring lakes are surrounded by a walking trail with riverside seating.



The Thames
A network of walking and cycle trails through the wetlands create a direct connection to the Thames Path.



Transport
Excellent rail links, a free station shuttle bus, e-charge stations and cycle facilities.



Park & Ride
A new £3.6 million park and ride service provides 277 parking spaces.

NOW WE'RE TALKING.

NOW offers occupiers an outstanding opportunity to create an energetic and inspiring work environment.

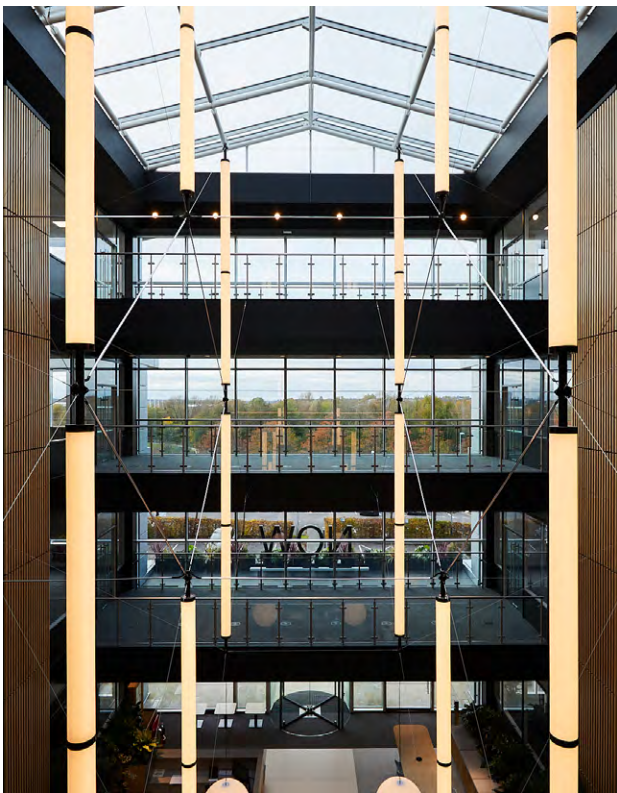
1,563 – 52,057 sq ft of bright and contemporary workspace over lower ground, ground and three upper floors. With a central atrium providing additional communal breakout space – perfect for team collaboration or informal meetings with clients.



Atrium breakout space



Atrium from third floor



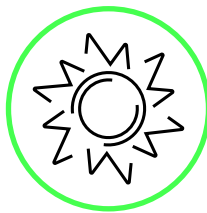
Atrium to front façade



Main reception desk



Atrium / reception breakout space



The light-filled atria of HERE + NOW are designed to create a sense of arrival and wonder.



Meeting / breakout booths

IT'S GOOD TO BE HERE.

The building provides industry leading end of journey facilities, so occupiers can start or end the day ready for action.

NOW offers lower ground floor secure storage for 79 cycles, seven electric bikes and five e-scooters with charge points. THERE is also provision for a general maintenance area – all designed by 5 At Heart.

Ample locker space and eight showers are also available – ensuring sustainable commuting is always a pleasure.



Secure cycle storage



NOW has been awarded Cycling Score Platinum, the highest certification rating.



Cycle / scooter storage designed by 5 At Heart.



Locker storage



Electric car charging points



The changing area provides 128 lockers.



Cycle store and showers

NOW GET OUTSIDE.

Extensive facilities and a variety of work and social spaces encourage users to connect with both people and nature.

From conversation to meditation, café catch up to outdoor meetings, exercising to socialising – the campus amenities encourage tenant wellbeing, whilst also creating a sense of community (and of course promoting productivity).



Best-in-class end of journey facilities.



3,000 sq ft of exercise space, including outdoor gym.



Wild meadows + lakes – the perfect spaces to step away and recharge.



Café in NOW is the social hub of the campus. HERE includes its own take-away coffee bar.



NOW café



Running / walking / cycling trails in over 80 acres of wetland habitat.



Fleet Room onsite – borrow our stand-up paddle boards or electric scooters.



Wetland running trails



Outdoor work area



Onsite fleet room



Beehives



CGI of The Treehouse meeting rooms in HERE building



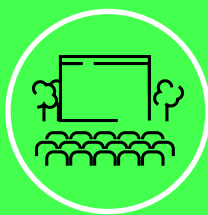
Outdoor working and meeting rooms in The Treehouse pods.



Beehives contribute to the diverse ecosystem.



CGI of external workspace



Outdoor cinema – Designed to be a relaxed and welcoming social space.



CGI of outdoor cinema

Meet Lottie, Our Here + Now Lifestyle Manager

Lottie plays a key role in delivering the ESG goals for both HERE + NOW buildings.

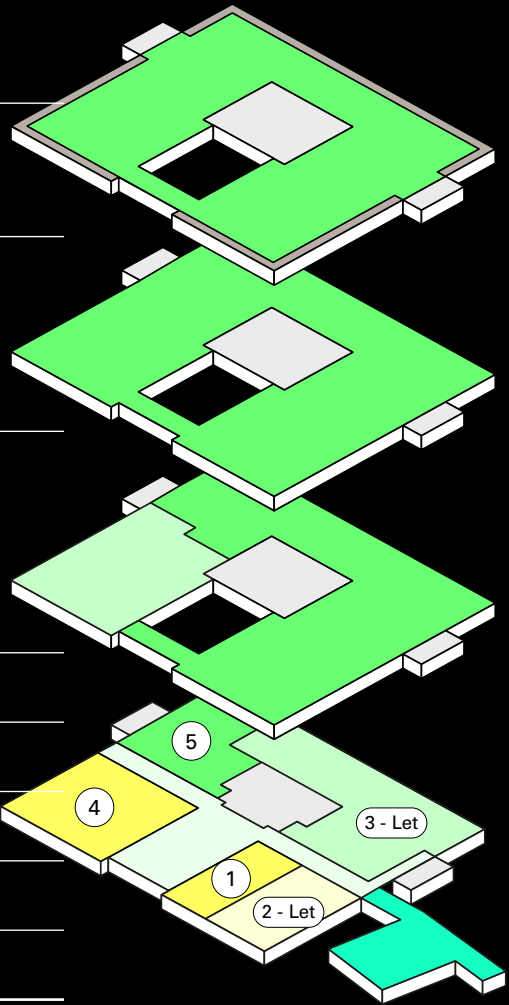
As part of our ongoing sustainability strategy, she collaborates with occupiers and the wider local community. Making connections with local amenity providers – bringing the convenient factor to the NOW building.

Lottie also oversees our onsite events programme including fitness classes, workshops and treatments across HERE + NOW facilities – and creates content for the HERE + NOW app – keeping it up-to-date.



NOW
AVAILABLE.

Floor	Fit-out	Sq m	Sq ft
Third	Office Cat A	1,413	15,213
	Terrace	96	1,029
Second	Cat A	1,563	16,820
First	Cat A	1,102	11,862
Ground	Unit 1 Plug & Play	143	1,544
	Unit 2 Plug & Play		LET
	Unit 3 Cat A		LET
	Unit 4 Plug & Play	332	3,573
	Unit 5 Cat A	283	3,045
Total available office		4,836	52,057

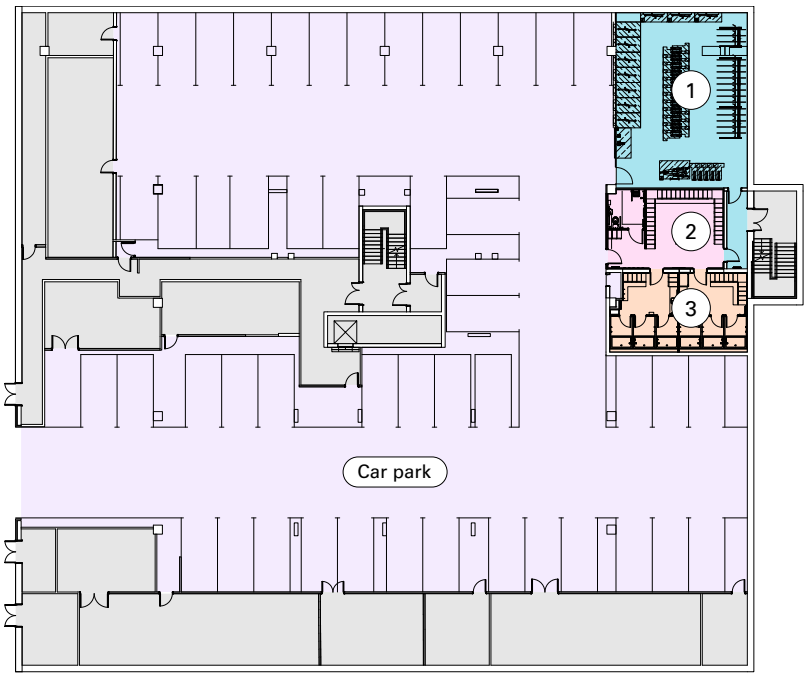


All measurements are IPMS 3.

Basement

14,475 sq ft / 1,345 sq m

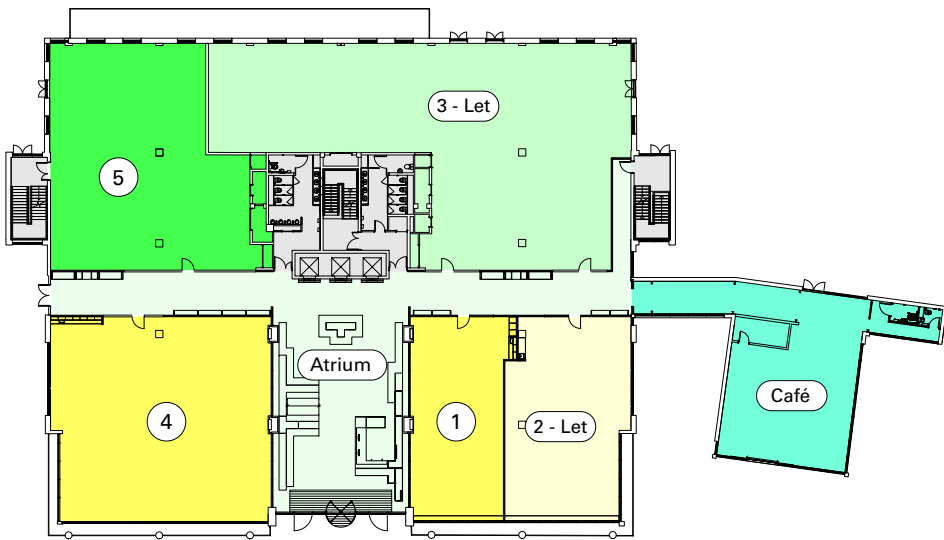
- ① Cycle Store 79
- ② Lockers 128
- ③ Showers 07



Ground Floor

8,162 sq ft / 758 sq m

- ① 1,544 sq ft / 142 sq m
- ② Let
- ③ Let
- ④ 3,573 sq ft / 332 sq m
- ⑤ 3,045 sq ft / 283 sq m



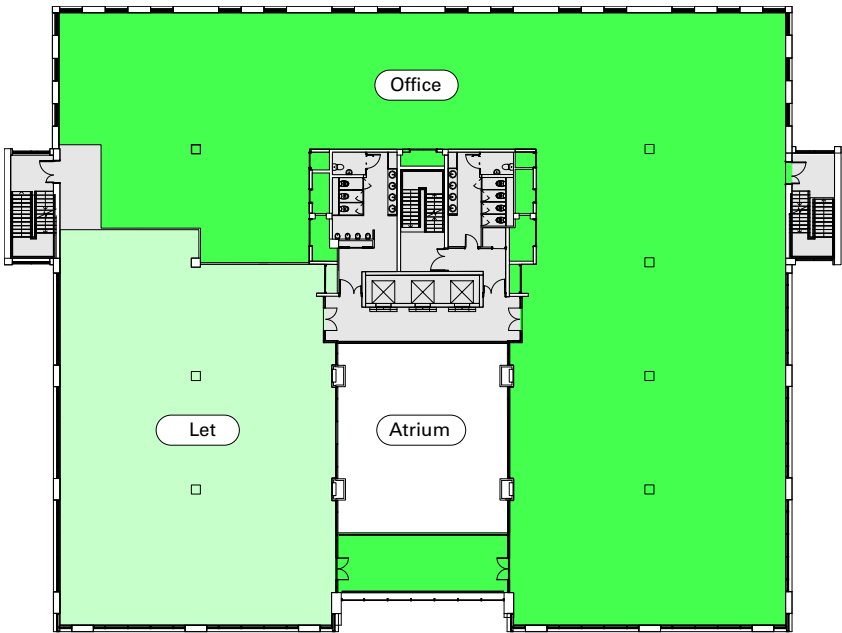
- Office
- Let Office
- Atrium
- Core
- Plug + Play
- Let Plug + Play
- Café
- Car Park
- Cycle Store
- Showers
- Lockers

Plans not to scale. Indicative only.



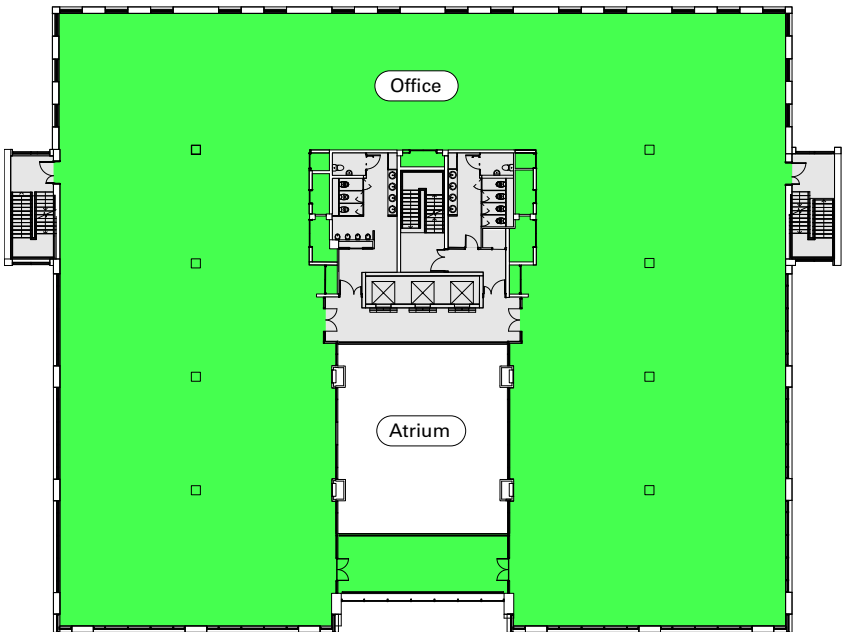
First Floor

11,862 sq ft / 1,102 sq m



Second Floor

16,820 sq ft / 1,563 sq m



- Office
- Terrace
- Core

Plans not to scale. Indicative only.

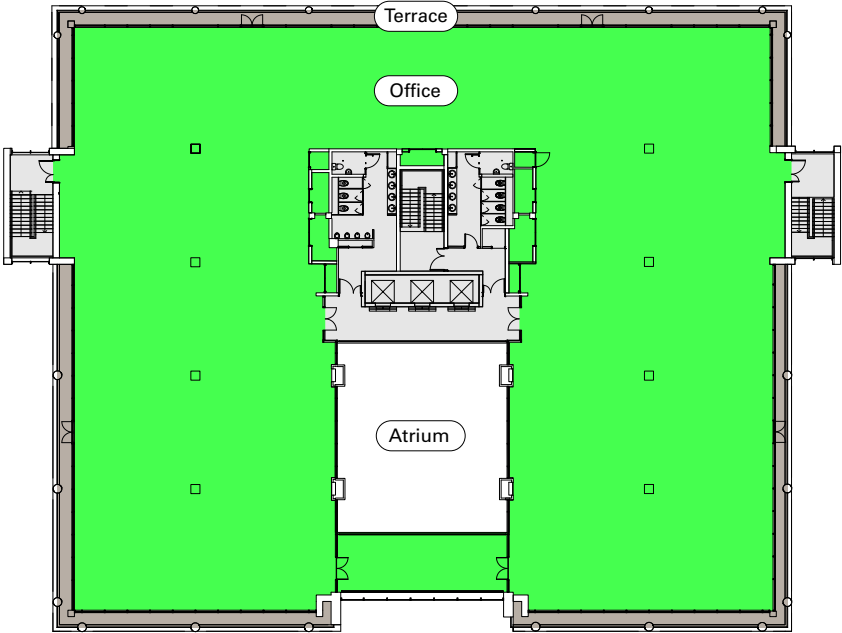


Third Floor

16,242 sq ft / 1,509 sq m

Total IPMS area of 16,242 sq ft is inclusive of the terrace.

Office 15,213 sq ft / 1,413 sq m
Terrace 1,029 sq ft / 96 sq m



Ground floor plug + play space



Top floor office ^

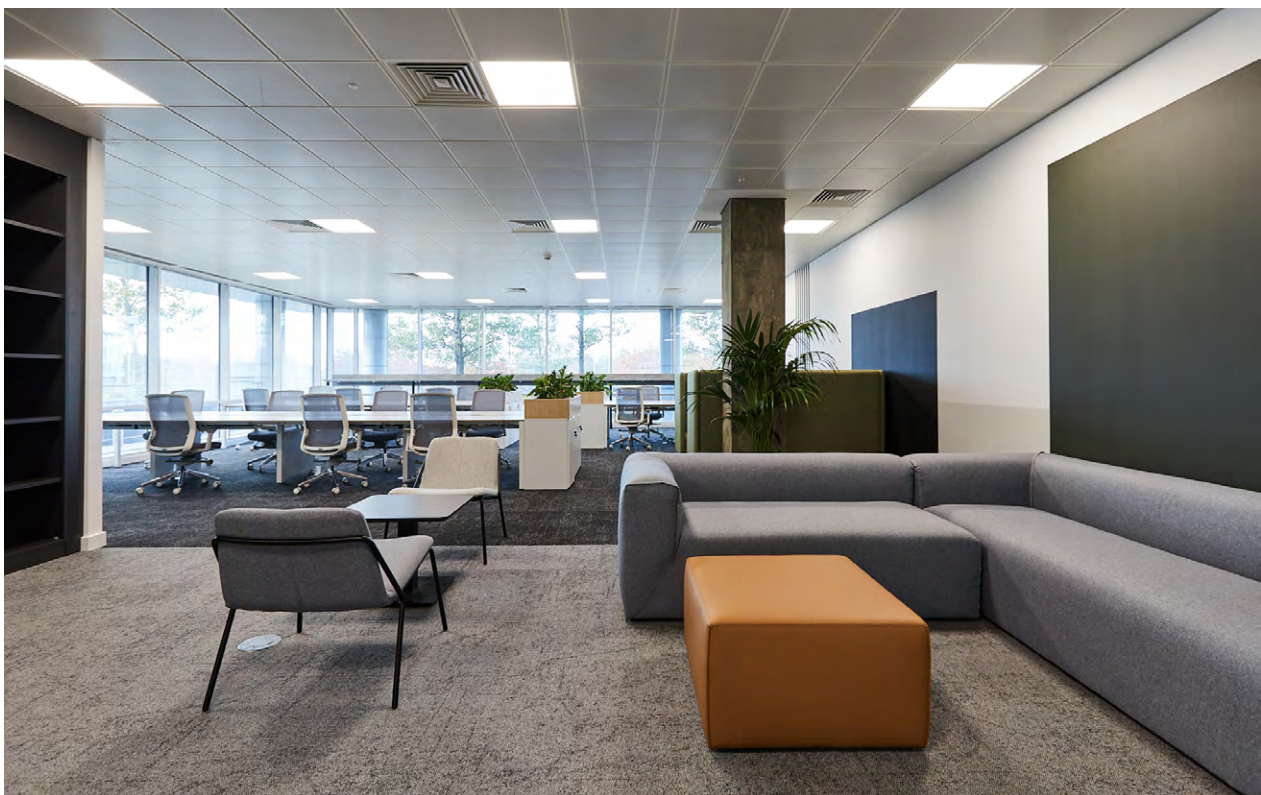


Meeting room

The ground floor offers fully fitted, Plug + Play workspaces.



Ground floor plug + play space



Workstation and breakout area



Ground floor meeting room

These bright and spacious offices will help to create a productive work environment.

NOW HERE THIS.

NOW offers sustainability and ESG credentials – beyond the expectations of today’s occupiers.

Sustainability consultants Element Four have ensured both buildings maximise the HERE + NOW’s commitment to sustainability and wellbeing, to create pioneering workspaces.

NOW is part of the first UK scheme to achieve BREEAM Outstanding, Fitwel 3 and RESET Air certifications.



BREEAM Outstanding demonstrates best practice in building construction, whilst minimising environmental impact.



RESET® Air certification is the world’s first and only dedicated air quality monitoring standard.



13 electric charging points.



NOW is a Net Zero Carbon building, both from an embodied and operational perspective. All offsets have been through The Gold Standard.



Ground floor breakout space

BUILDING SPECIFICATION



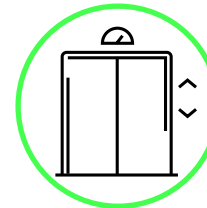
The building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network.



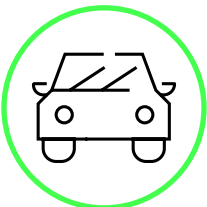
Diversified connection provided by Telcom with open protocol, dedicated connection to each floor and Wi-Fi in all common areas.



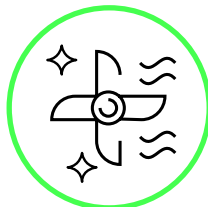
Recessed LED light fittings with 350 LUX for screen based tasks.



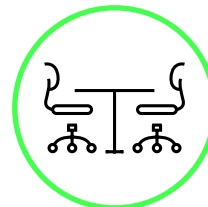
3x13 person passenger lifts designed to BCO.



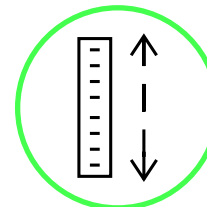
266 car parking spaces providing a ratio of 1:251.



4 pipe fan coil system providing fresh air at 12 L/s + 10% per person.



1:8 m² occupational density to provide occupational flexibility.



2.8m ceiling heights to provide staff with space to breathe and superb natural light.



SMART APP ENABLED

All HERE + NOW tenants benefit from the new intuitive smart app by Cureoscity.

Connecting buildings with users to provide security access and digital identification, the app also allows tenants to book amenities and meeting spaces. It also keeps the HERE + NOW community up-to-date with the latest events on campus.



RIGHT HERE, RIGHT NOW.

Beyond HERE + NOW and Thames Valley Park, Reading town centre is just a short distance away.

The town continues to be voted one of the top places to live and work in the UK – making it an attractive proposition for top talent. A perfect mix of independent retailers, bars and restaurants, alongside high street brands and an unrivalled leisure offering – including the Thames Lido and Coppa Club a short walk away.



[The Corn Stores](#) ^



[Malmaison](#) ^



[Caversham Boating – The Thames](#) ^



[The Botanist Bar](#) ^



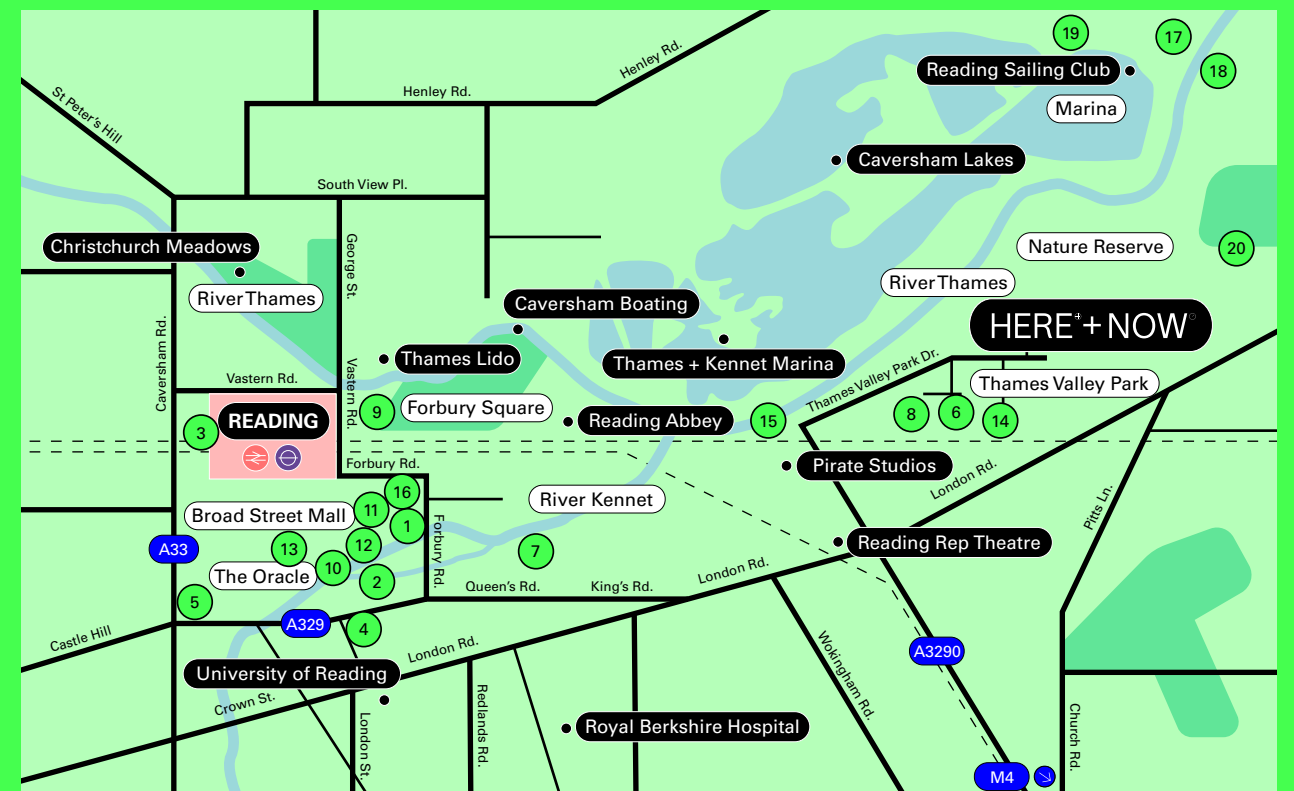
[The Roseate Hotel](#) ^



Thames Lido 



Bill's



GET OUT OF HERE.

HERE + NOW has excellent transport connections – with London and beyond easily accessible by rail, road and air – with Reading at the heart of the transport hub.

Reading will become part of the London transport network for the first time in 2022 with the arrival of Elizabeth Line. Operating a high capacity / high frequency timetable – trains will run across Central London and further to the east.

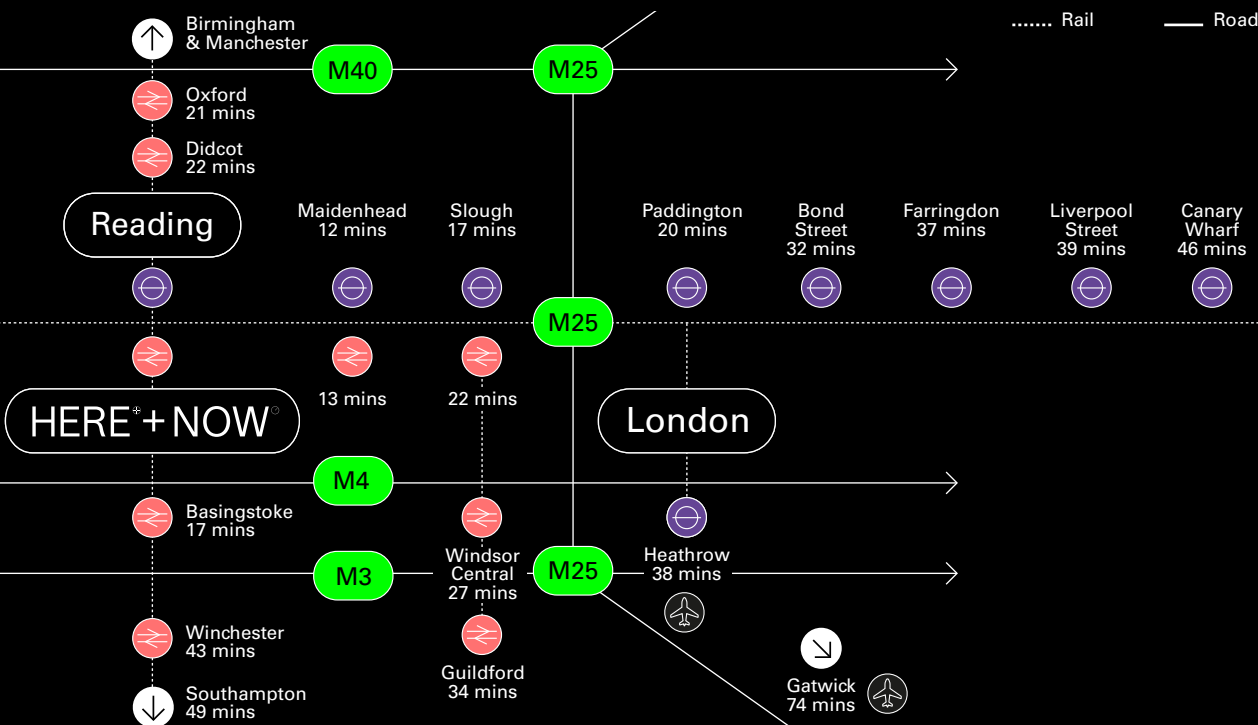


Reading	1.5	M24 (J15)	24
M4 (J10)	6	Oxford	26
M3 (J3)	16	Heathrow	27
Newbury	21	Central London	41
Slough	23	Gatwick	56



Oxford	21	Bristol	60
Paddington	23	Gatwick	74
Heathrow	27		

Drive times in miles. Train times in minutes.
Source: TfL + Google Maps.

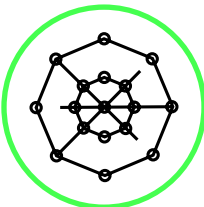


Map not to scale. Indicative only.
Journey times source: TfL + Google Maps

LIVE IN THE NOW.

Reading and the surrounding area continues to attract big name business with over 40% of the world's best brands calling it home.

With a population 322,000, an average age of 33, house prices 25% lower than Maidenhead, excellent transport connectivity, proximity to London, access to green spaces and a diverse amenity offering – it's easy to see why the town is an attractive proposition for occupiers seeking to employ a Hub and Spoke model.



UK's No.1 tech cluster.*



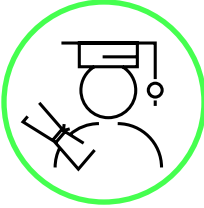
2nd highest performing centre.**



2nd most friendly City in Europe.***



Reading university in the top 1% in the world.



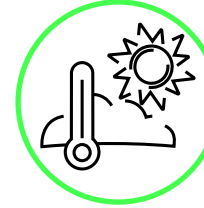
20% of graduates go on to live and work HERE.



13 out of the world's top 30 brands are HERE.



Reading Council has submitted a bid for Reading's City Status.



World's largest cluster of weather and climate scientists to be created in Reading.

*livingreading.co.uk.
PwC Good Growth of Cities Index 2021. *FDI Awards.

NOW WHAT?

To find out more and arrange a viewing,
please contact the letting agents below.



Jay Moore
07772 064 440
jamoore@lsh.co.uk

Ryan Dean
07970 379 054
rdean@lsh.co.uk



Tom Fletcher
07752 127 413
tom@hatch-re.com

Charlie Benn
07563 383 443
charlie@hatch-re.com



Andy Nixon
07973 924 947
andy.nixon@knightfrank.com

Roddy Abram
07899 001 028
roddy.abram@knightfrank.com

Investor
BauMont Real Estate Capital



Architects
Hawkins Brown

Hawkins\Brown

Development Manager
V7

V7.

HEREANDNOW.PLACE

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2022.

NOW
THAMES VALLEY PARK
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