

CAMPUS

READING INTERNATIONAL

J11 M4

**Extensively refurbished
reception, café, restaurant,
gym and studio space**

**GROUND FLOOR OFFICES
8,026 SQ FT TO LET**

Be part of a growing community at this landmark business campus

NEW
on-site
café
and breakout
area

**NEWLY CONFIGURED AND
REFURBISHED RECEPTION
HALL AND BUSINESS LOUNGE**





NEW
campus
kitchen



**NEW
studio
space
& gym**





**GROUND FLOOR
SUITE OF 8,026 SQ FT
CURRENTLY CONFIGURED
AS AN AUDITORIUM**



**IMPRESSIVE
ARRIVAL EXPERIENCE
WITH RECEPTION,
CONCIERGE AND
BUSINESS LOUNGE**



**THE SPACE IS AVAILABLE
BY WAY OF ASSIGNMENT
OR SUB-LEASE UNTIL
APRIL 2033**



**PARKING RATIO
1:325 SQ FT**



**EVENTS
PROGRAMME**

DESCRIPTION

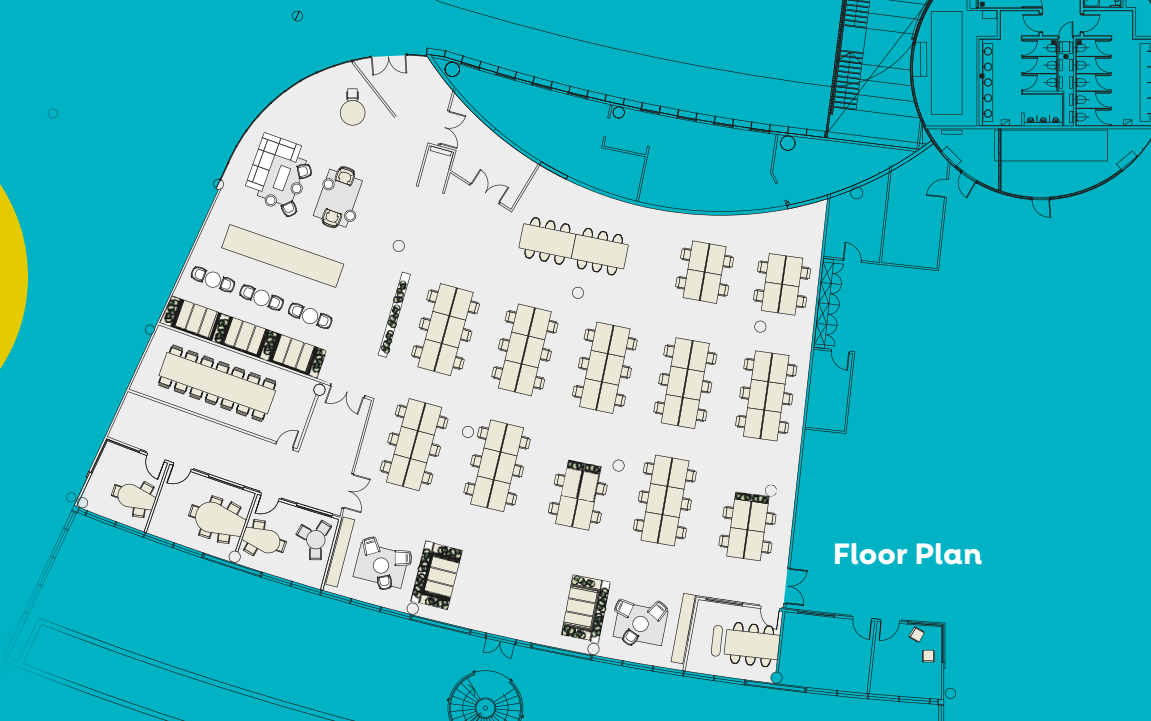
Campus is a striking and highly recognisable landmark along the M4 Corridor towards London. Its core crescent-shaped facade offers an impressive arrival leading to a newly configured and refurbished reception hall and business lounge. An on site gym, cafe/ restaurant and events programme for residents is also planned. The ground floor office space is available immediately.

GROUND FLOOR OPTION A

	SQ FT	SQ M
GROUND FLOOR	8,026	745.64

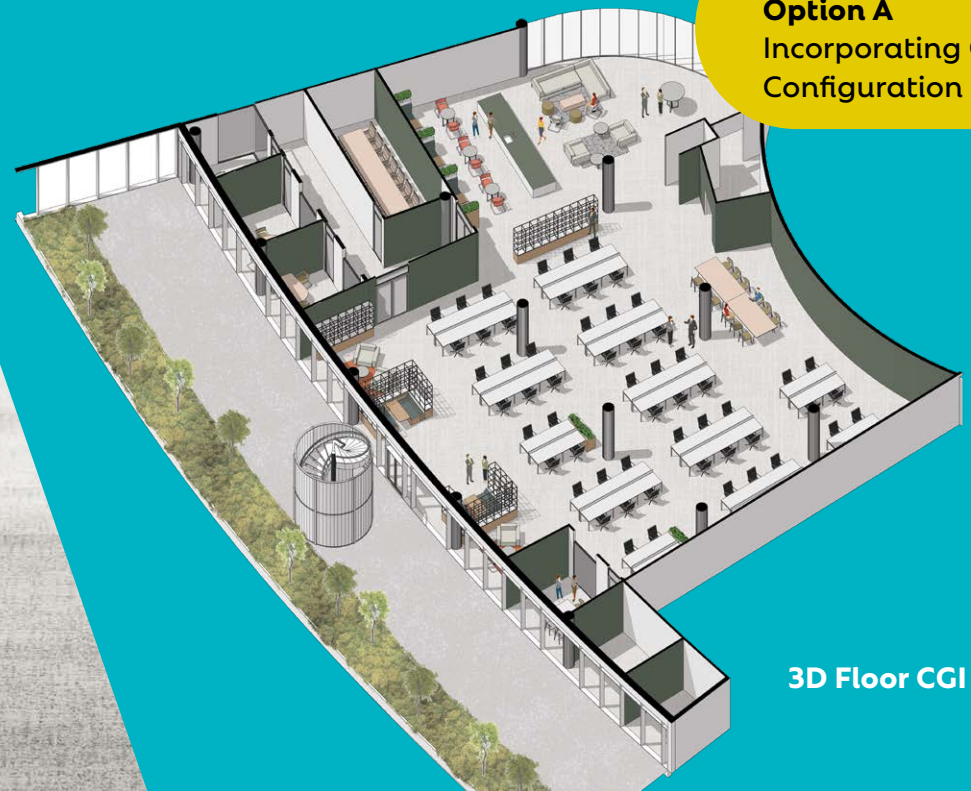


Indicative workspace CGI
Indicative plans & CGIs, subject to Tenant works



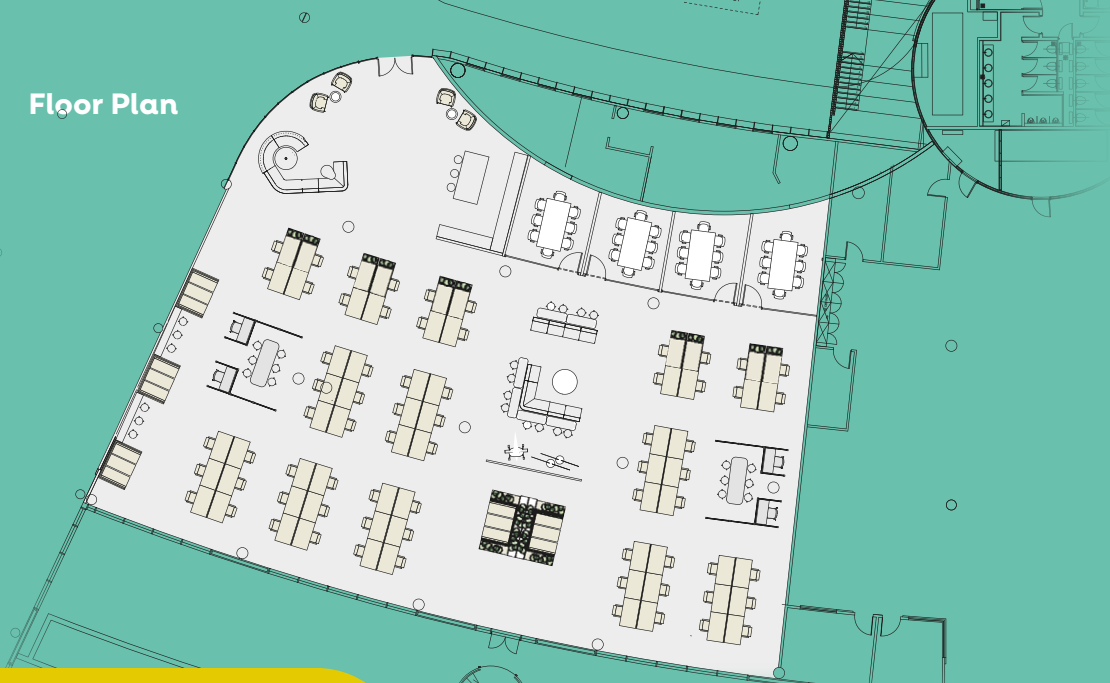
Floor Plan

Ground Floor
Option A
Incorporating Current
Configuration

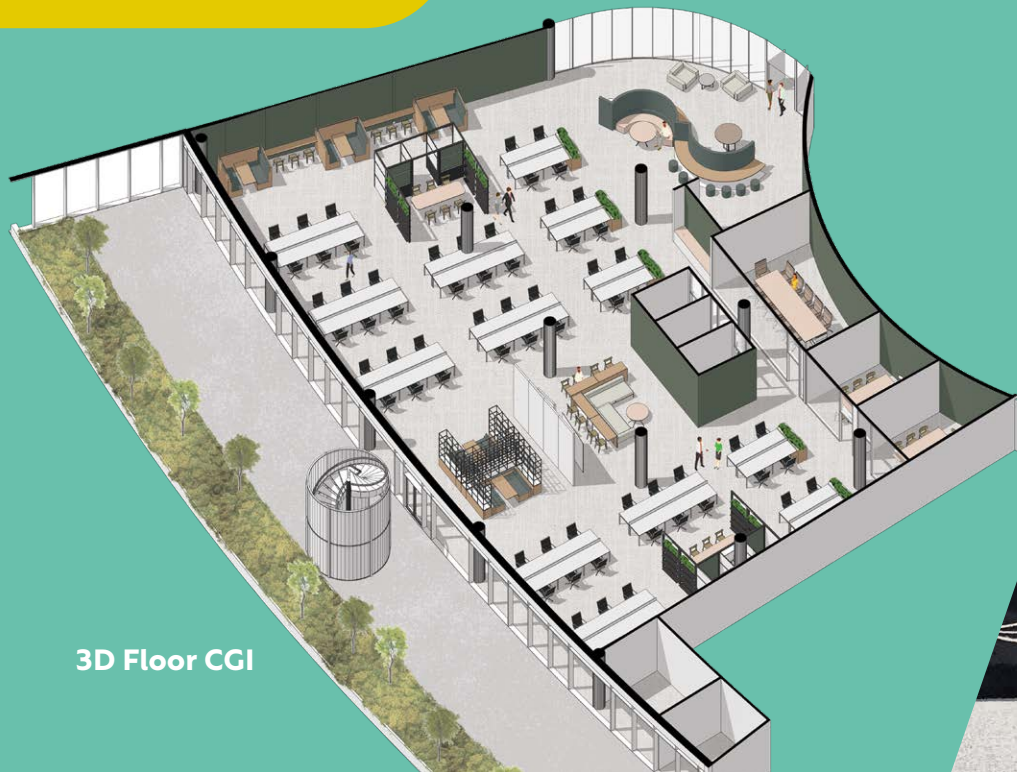


3D Floor CGI

Floor Plan



Ground Floor
Option B
New Configuration



3D Floor CGI

GROUND
FLOOR
OPTION
B

Indicative breakout area CGI
Indicative plans & CGIs, subject to Tenant works

	SQ FT	SQ M
GROUND FLOOR	8,026	745.64



**GREEN PARK STATION
(OPEN JUNE 2022)**

**SCL STADIUM HOTEL AND
CONFERENCE CENTRE**

**M4
WEST**

**A33
READING**

CAMPUS

J11 M4

**LAKESIDE EVENT
STUDIO AND
AMENITIES**

**COULD BE LESS
THAN A MINUTE
FROM THE M4**

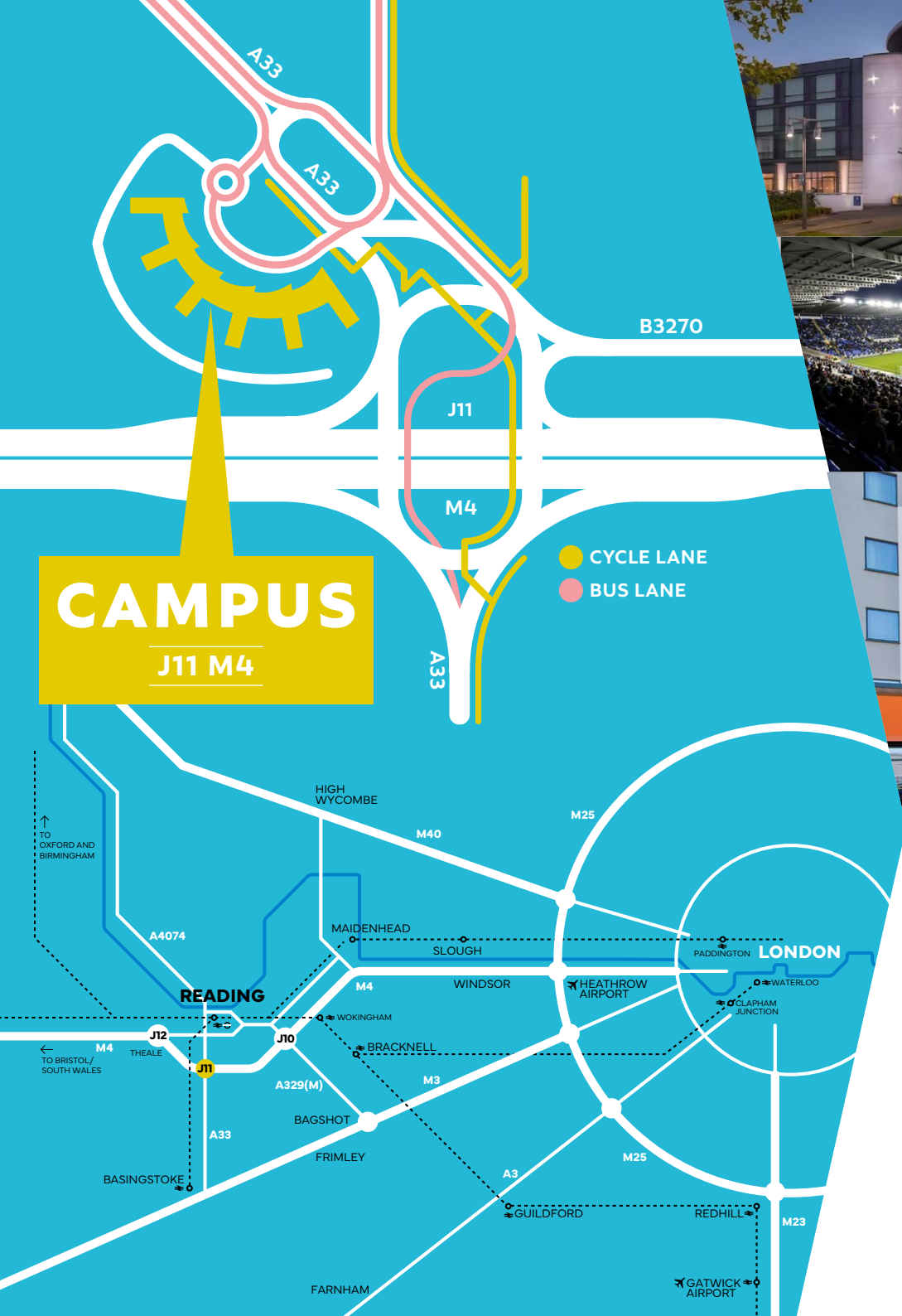
**A33
BASINGSTOKE**

M4 J11

**M4 LONDON
& HEATHROW**

**CAMPUS OFFERS UNRIVALLED
ACCESS TO THE NATIONAL
MOTORWAY NETWORK WITH FAST
ROAD LINKS TO LONDON & TWO
MAJOR INTERNATIONAL AIRPORTS**





LOCATION

Located adjacent to Junction 11 of the M4, the key east-west motorway corridor for the region providing excellent road access to the M25, M40 and M3 national motorway networks.

Within easy walking distance of Reading International are a variety of leisure and retail outlets including the SCL Stadium, Costco, B&Q and PC World. Hotels in the vicinity include Hilton, voco Reading and Premier Inn.

Reading Town Centre ranks within the top 20 retailing locations within the UK. The Oracle Centre is the dominant shopping centre within Reading, The Riverside element of the Oracle incorporates the leisure element of the scheme, which includes a 10 screen Vue cinema, and approximately 20 restaurants, cafes and bars.

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READING INTERNATIONAL

J11 M4

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