

# 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

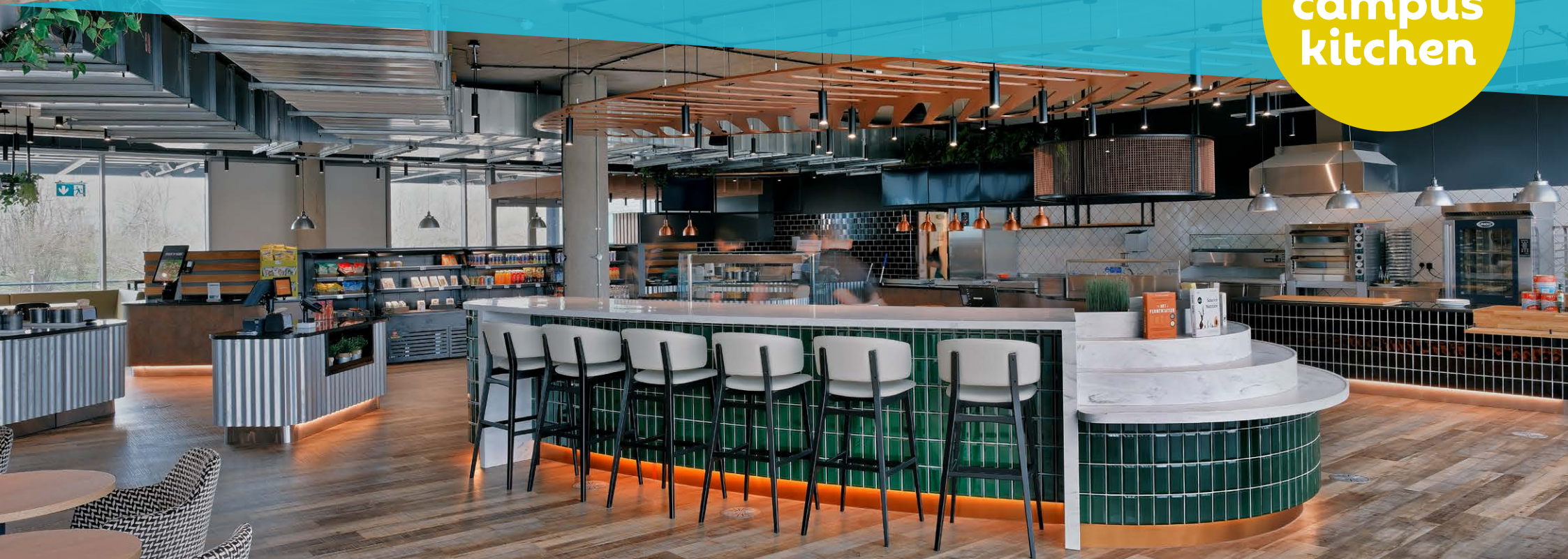
**NEW**  
**on-site**  
**café**  
and breakout  
area

**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

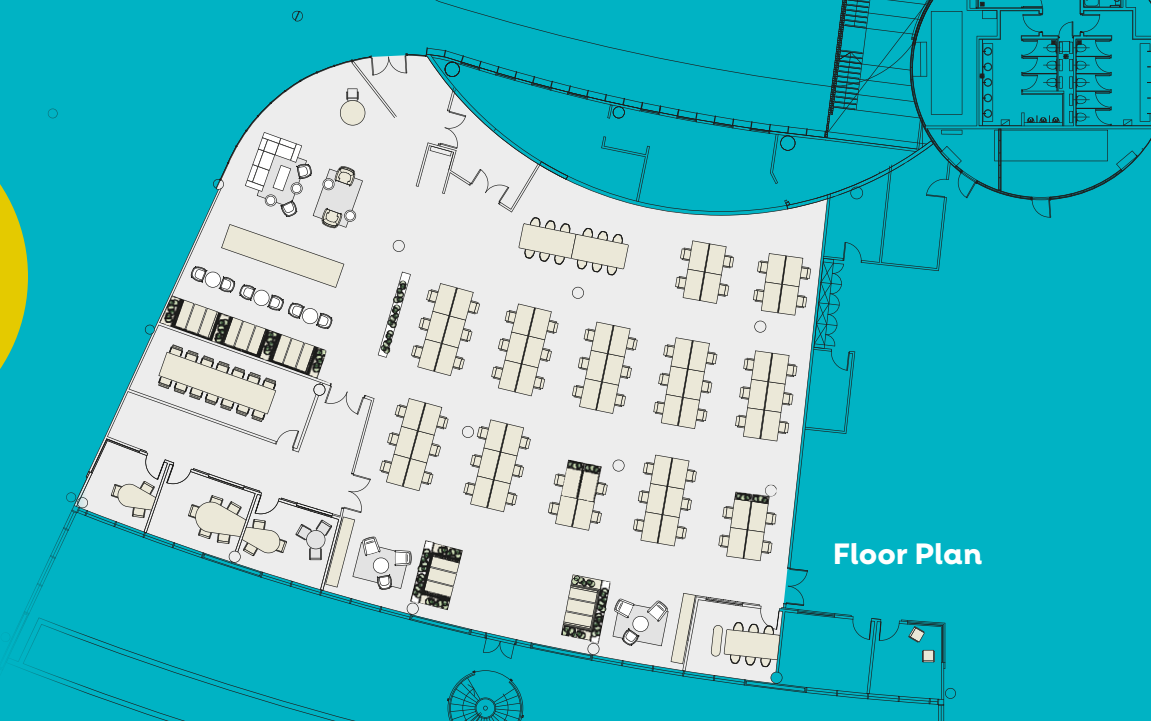
Campus is a striking and highly recognisable landmark along the M4 Corridor towards London. Its core crescent-shaped facade offers an impressive arrival leading to a newly configured and refurbished reception hall and business lounge. An on site gym, cafe/ restaurant and events programme for residents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

### GROUND FLOOR OPTION A

|                     | SQ FT        | SQ M          |
|---------------------|--------------|---------------|
| <b>GROUND FLOOR</b> | <b>8,026</b> | <b>745.64</b> |

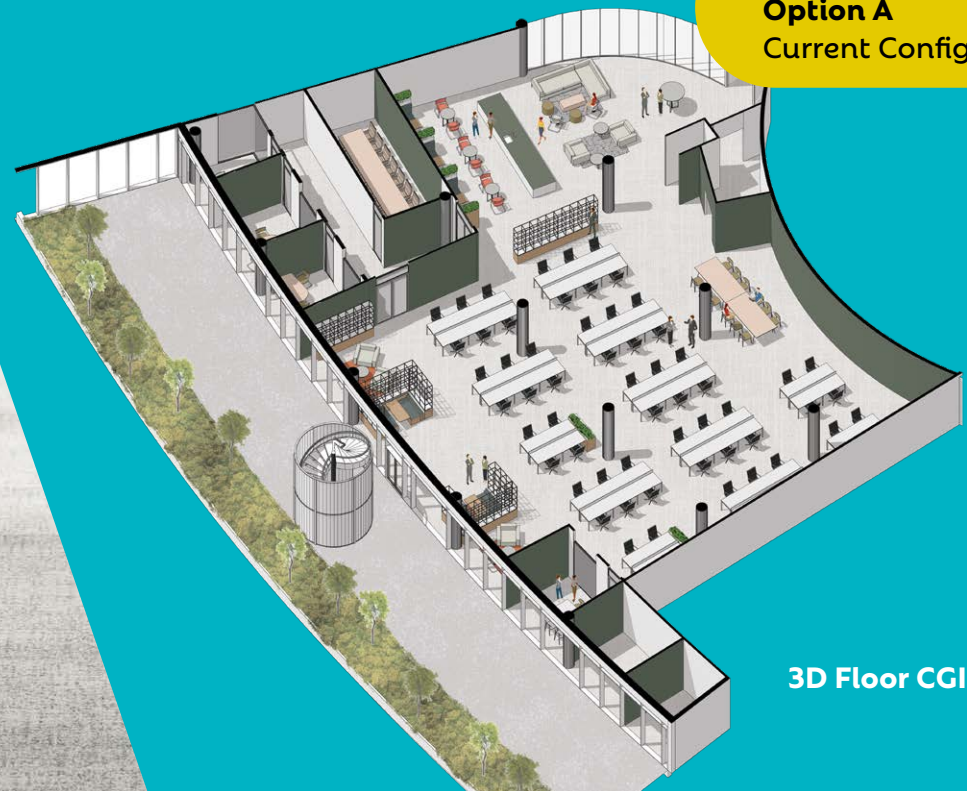


Indicative workspace CGI  
Indicative plans & CGIs, subject to Tenant works



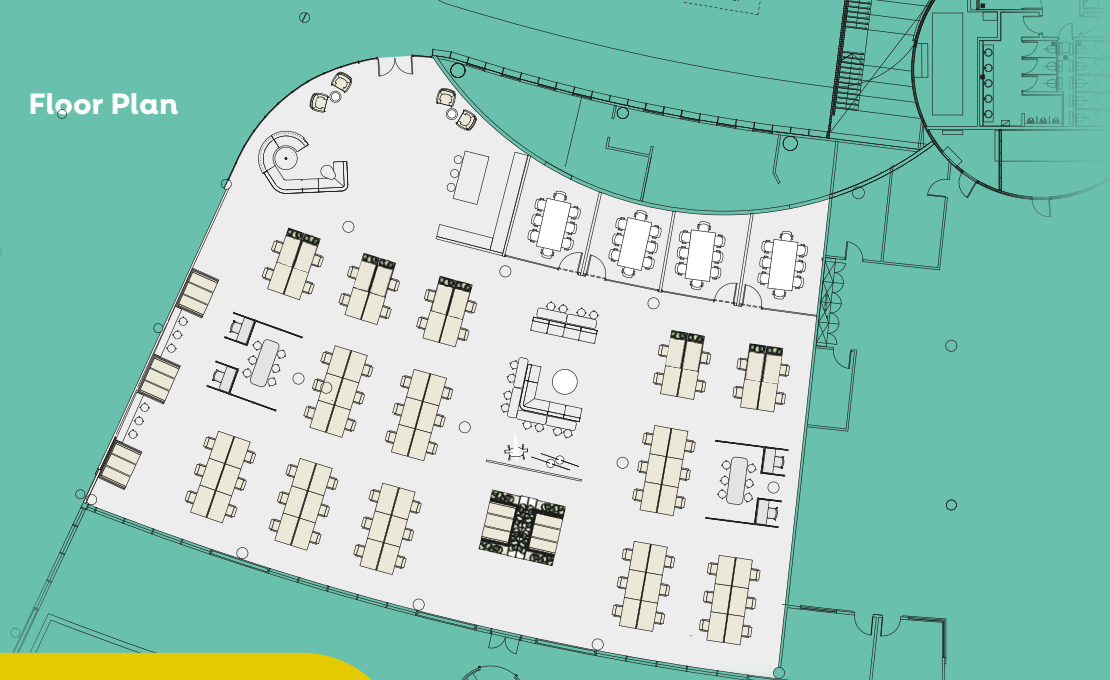
Floor Plan

Ground Floor  
Option A  
Current Configuration



3D Floor CGI

Floor Plan

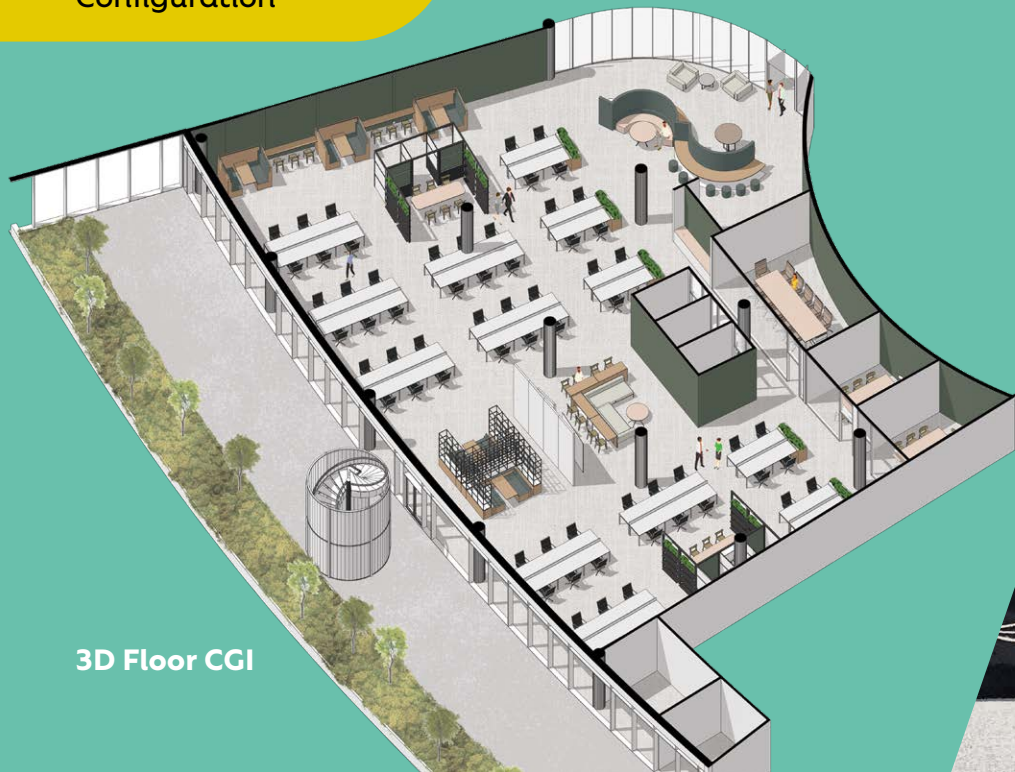


**Ground Floor  
Option B**  
Incorporating Current  
Configuration

**GROUND  
FLOOR  
OPTION  
B**

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

|                     | SQ FT        | SQ M          |
|---------------------|--------------|---------------|
| <b>GROUND FLOOR</b> | <b>8,026</b> | <b>745.64</b> |



3D Floor CGI



**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**

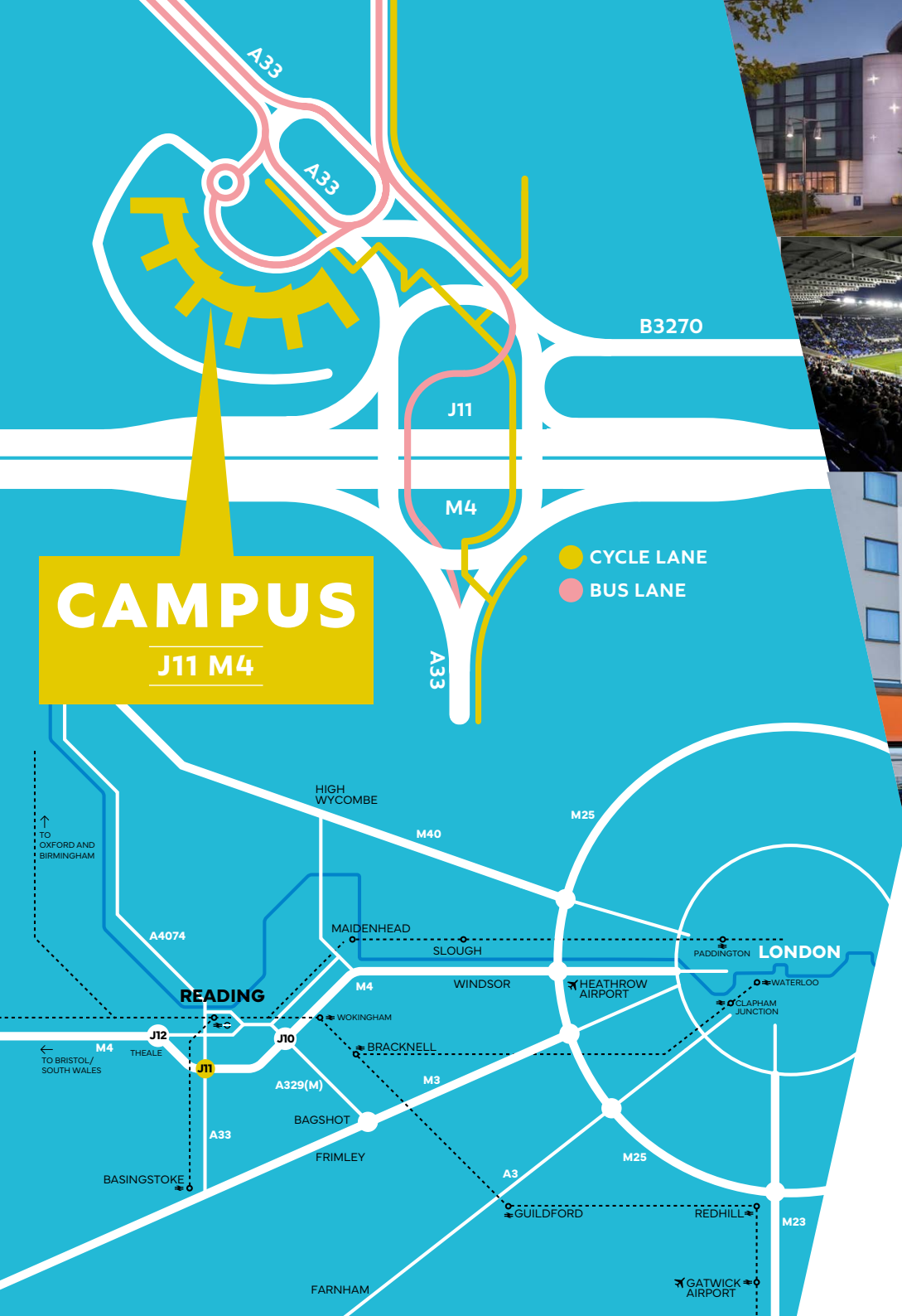
**M4 J11**

**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.

# CAMPUS

READING INTERNATIONAL

J11 M4

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