

HERE[⊕] + NOW[⊖]

THAMES VALLEY PARK



HEDE

Workspace is changing.
Shape your future in Here + Now.



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Introduction •

The Campus

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Here + Now pioneers a new sustainability benchmark with 145,650 sq ft of space for the ultimate wellness and community experience.

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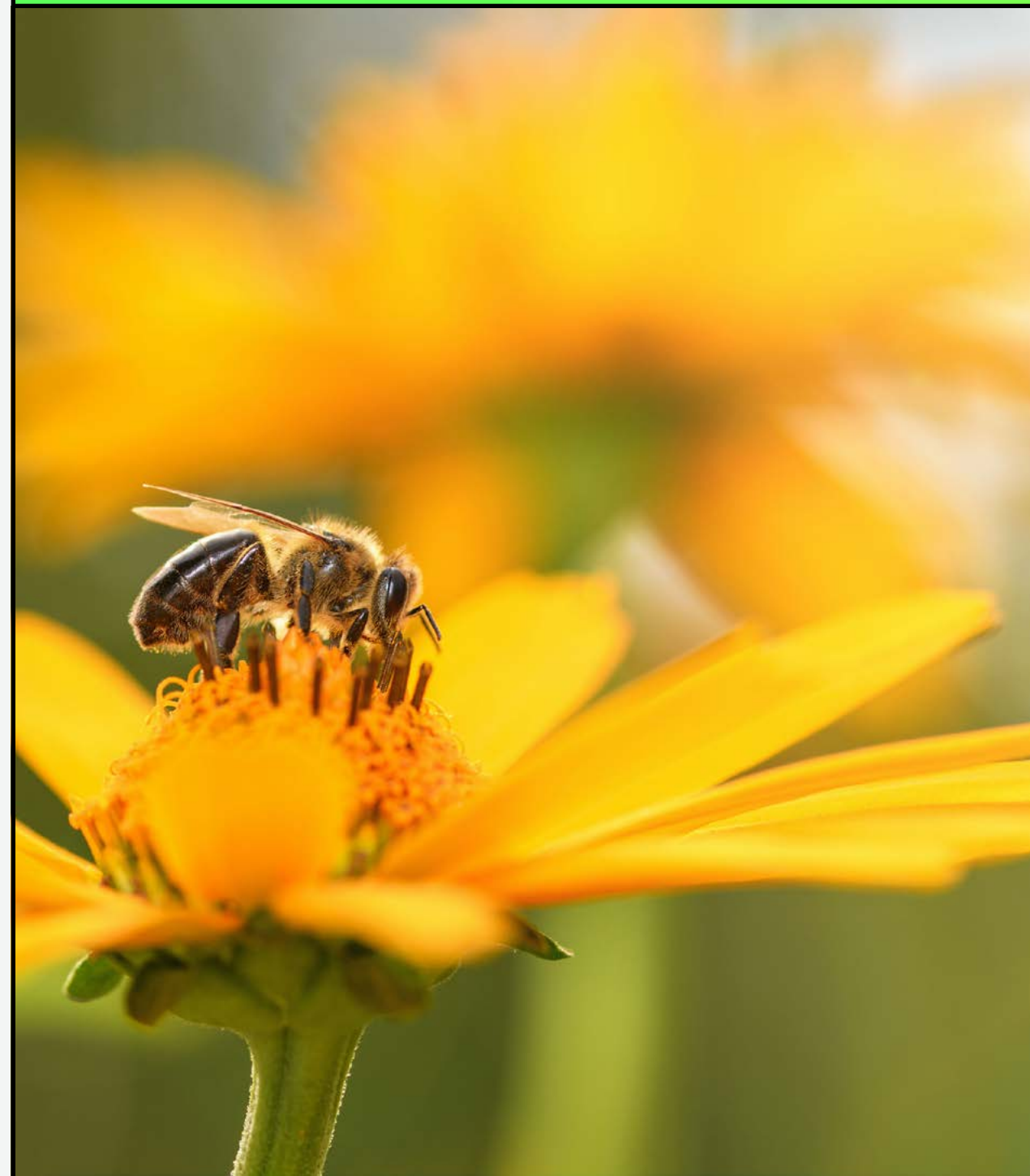
SUSTAINABILITY

Here + Now is proud to be net zero carbon with embodied carbon fully offset and all electricity powered by renewable resources.



COMMUNITY

Our social spaces for connection and community transcend the nine to five.



WELLNESS

Here + Now is the first UK scheme to have achieved BREEAM Outstanding, Fitwel 3* and RESET[®] Air certifications.



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Thames Valley Park

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A new class of workplace environment,
where the office environment is
complimented by a sociable community
and an abundance of amenity for
exercise and relaxation.

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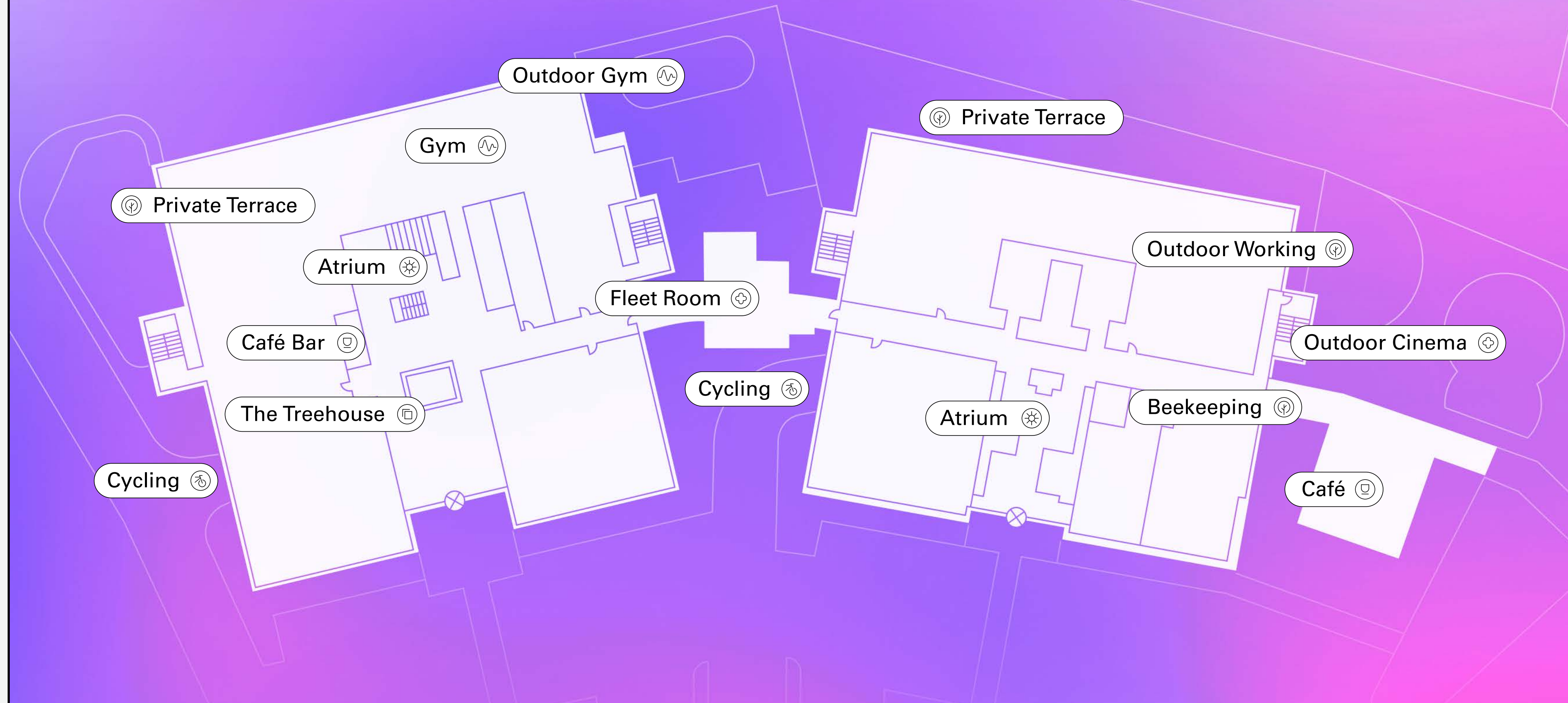
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Outdoor Cinema

Natural planting, timber and soft furnishings in the outdoor cinema create a relaxed and welcoming social space.



Cafés

The public cafe to the side of Now is the social hub of the campus, while the atrium of Here includes its own take-away café bar.



Gym

The beating heart of Here, the basement gym and wellness facilities offer over 3,000 sq ft of exercise space, connecting directly to the outdoor gym.



Wellness

From meetings to meditation, sports to socialising, campus amenities encourage users out into the open air.



Beekeeping

Rooftop beehives contribute to the diverse ecosystem of the campus and the adjoining nature reserve.



Cycling

Campus bike lanes and plentiful end of journey facilities make sustainable commuting a pleasure.

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Water Meadows

This extensive area of floodplain grassland is rich with wildflowers and home to rare birds and native insects.



Local Occupiers

Join a community of the World's best business brands comprising tech, pharma, media and insurance companies amongst many others.



Transport

Excellent rail links, a free station shuttle bus, e-charge stations and cycle facilities offer quick connections to Reading and beyond



Park & Ride

A new £3.6 million park and ride at the entrance to the park provides 277 parking spaces and is served by the TVP Shuttle buses.



Lakes

Uninterrupted by traffic, the neighbouring Oracle Lakes are surrounded by a walking trail and seating for calm reflection.



The Thames

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

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Welcome to Here.
An imaginative and
inspiring workspace.

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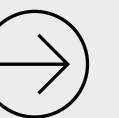
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CAFÉ BAR



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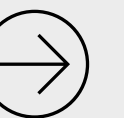
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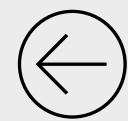
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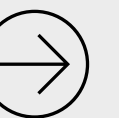
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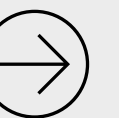
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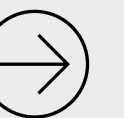
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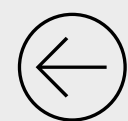
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LOCKER ROOM



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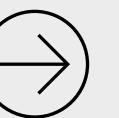
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CYCLE STORE



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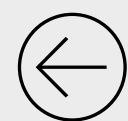
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OUTDOOR GYM



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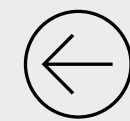
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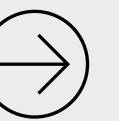
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GYM



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Third

Demise

Gym 4,767 sqft

Cycle Store 82

Showers 8

Lockers 138

Treatment Rooms 3

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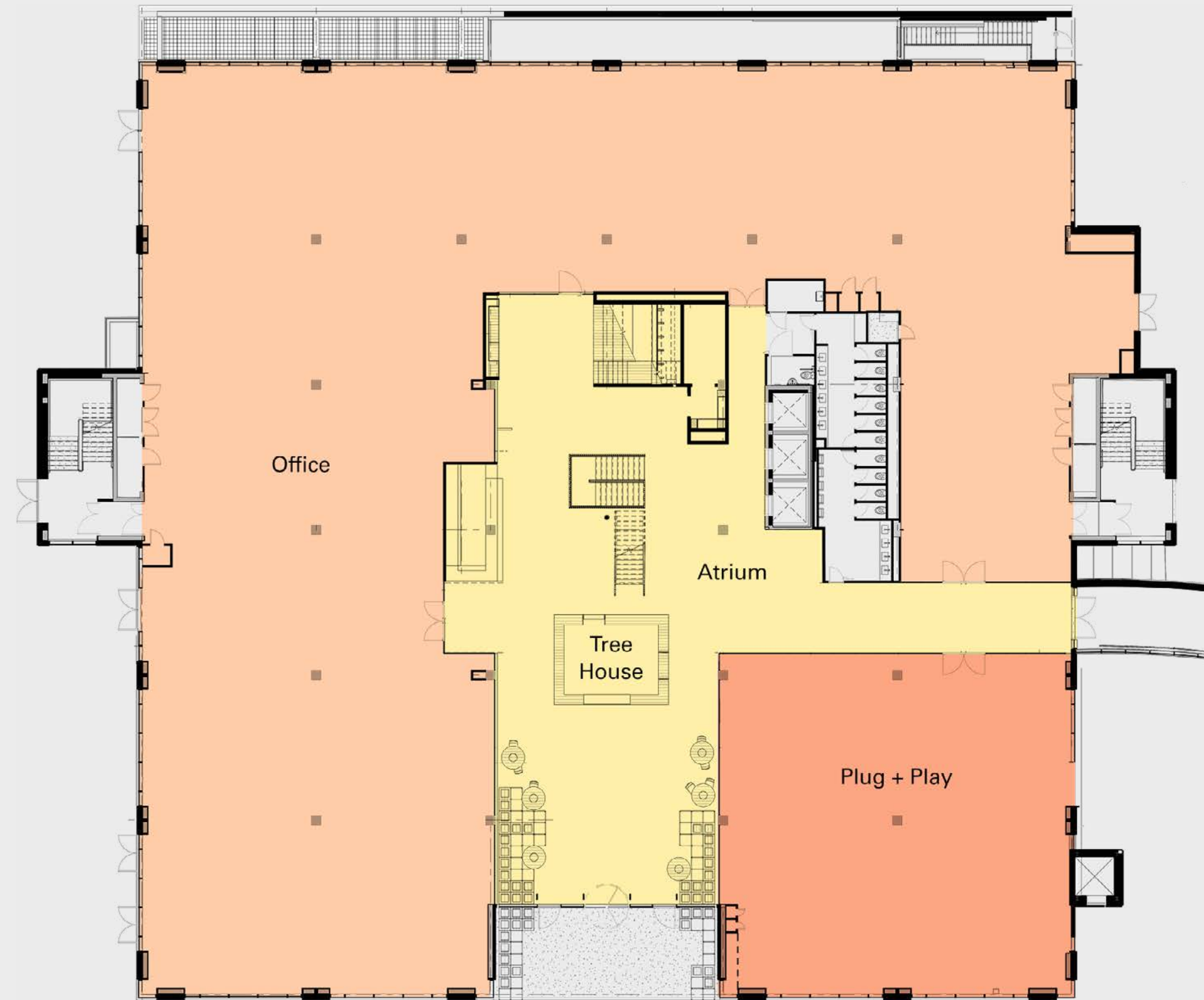
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Lower Ground

Ground

First

Second

Third

Demise	Sq m	Sq ft
Office	1,330	14,327
Plug + Play	315	3,390

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Lower Ground

Ground

First

Second

Third

Demise	Sq m	Sq ft
Office	1,716	18,471
Meeting Room	14	151

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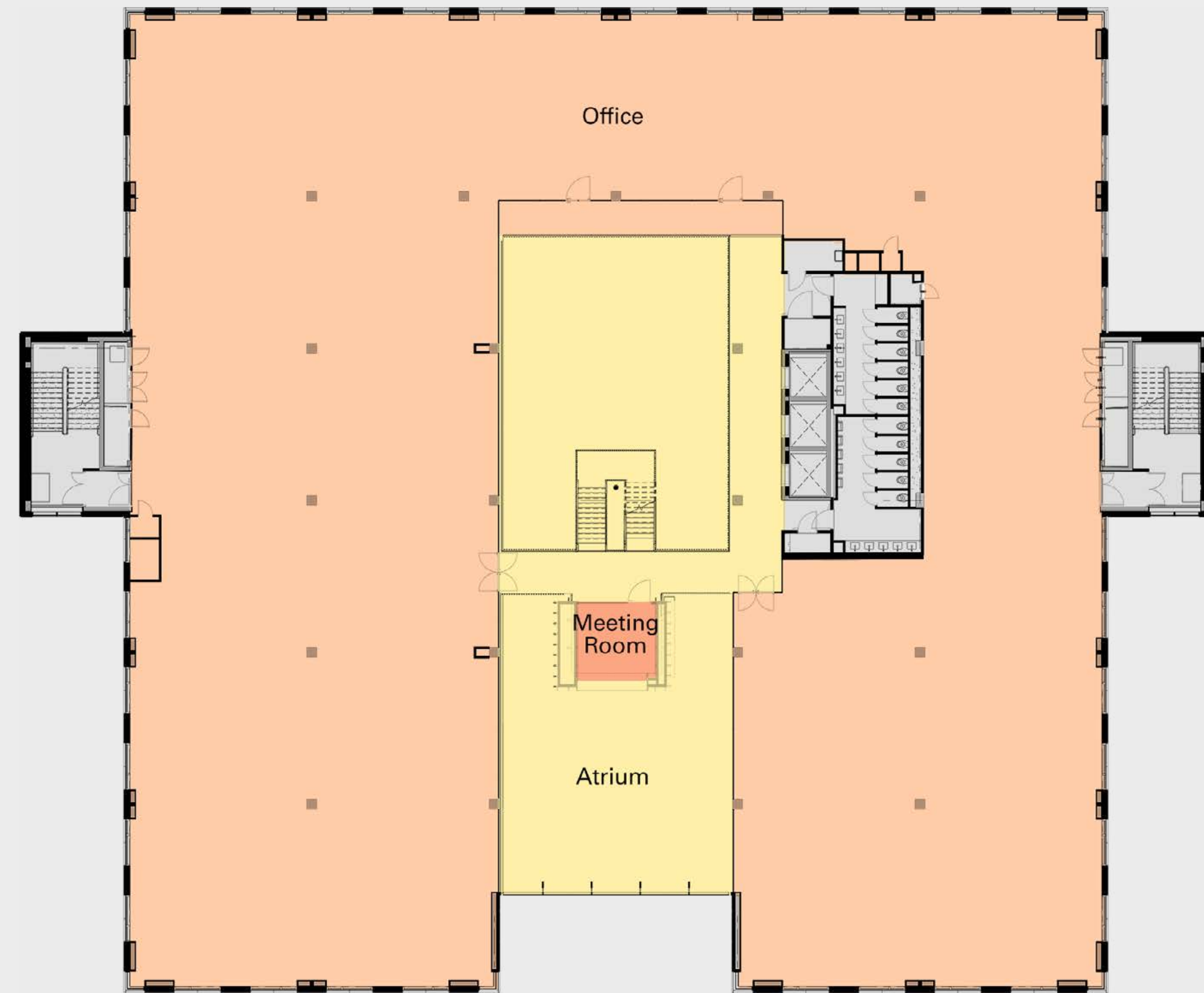
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Lower Ground

Ground

First

Second

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Demise	Sq m	Sq ft
Office	1,689	18,180
Meeting Room	14	151

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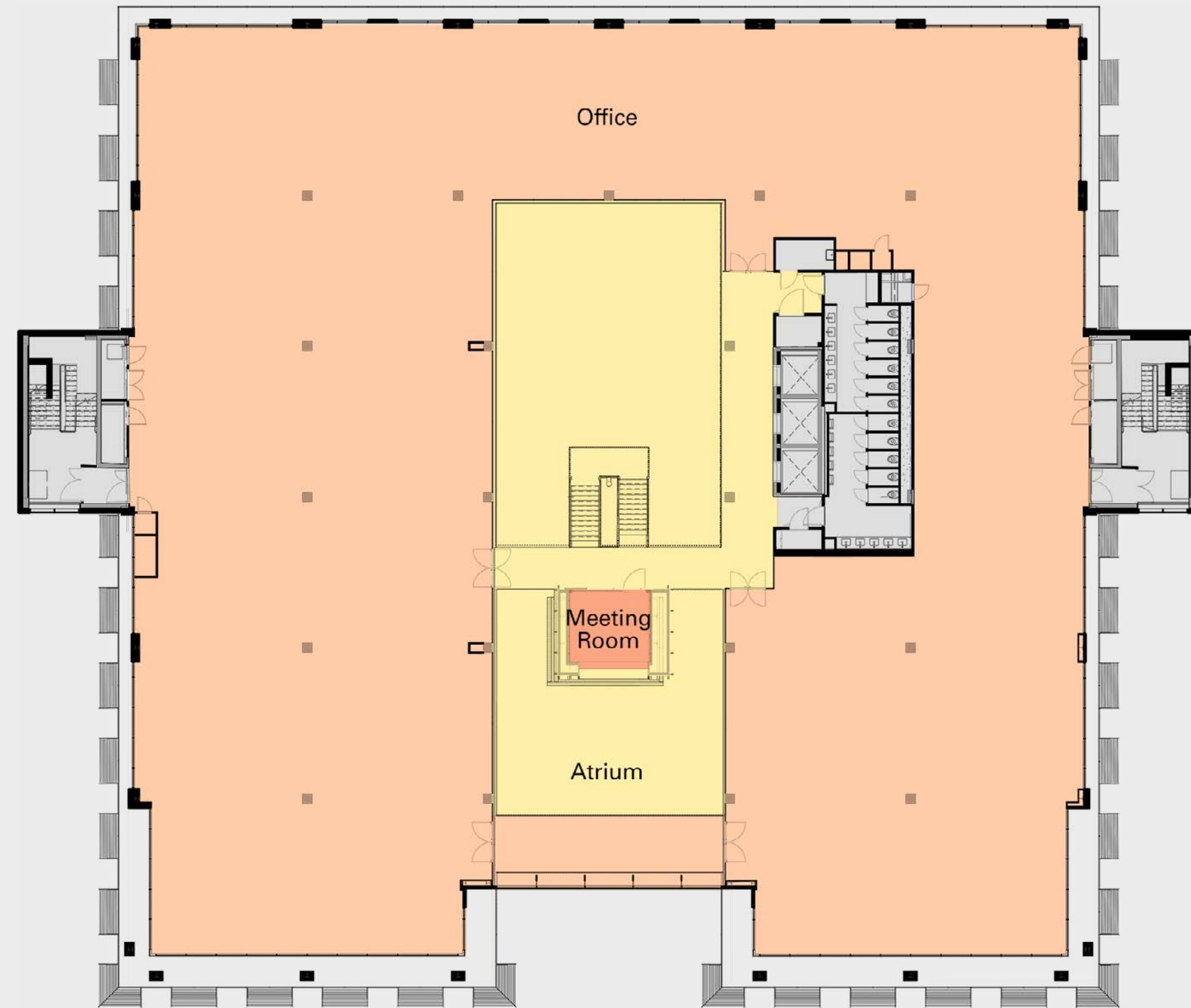
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Lower Ground

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First

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Demise	Sq m	Sq ft
Office	1,565	16,846
Meeting Room	14	151

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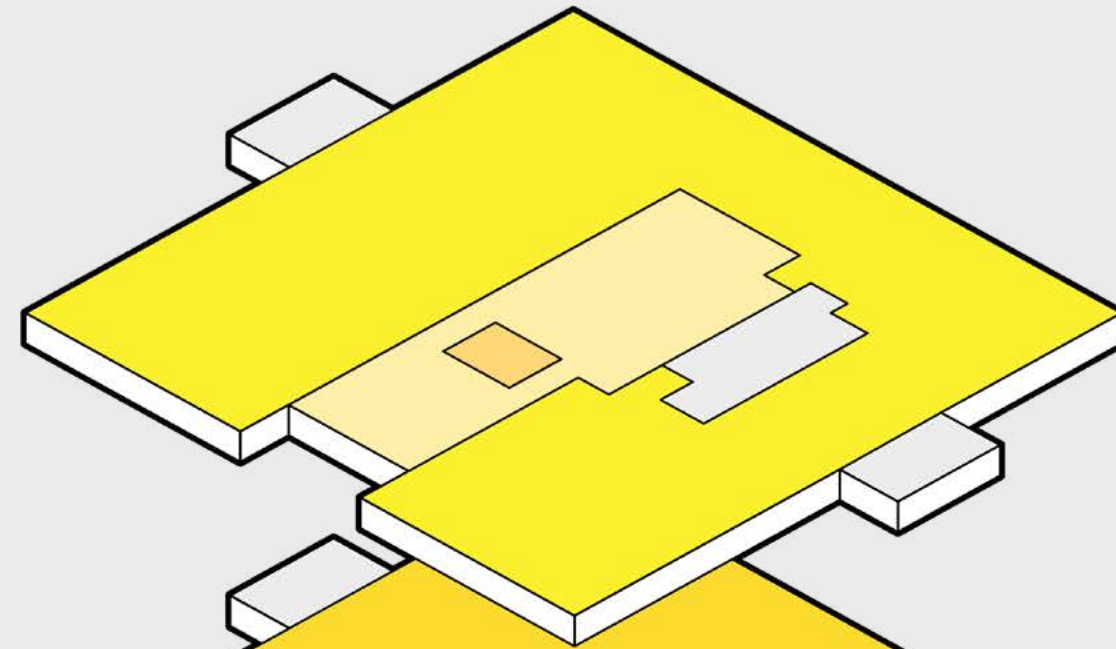
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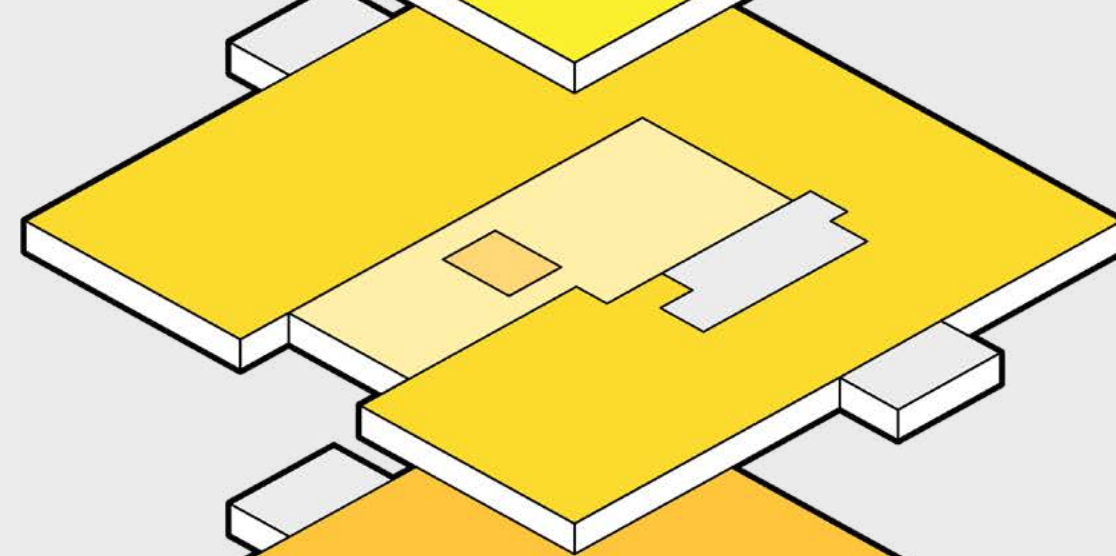
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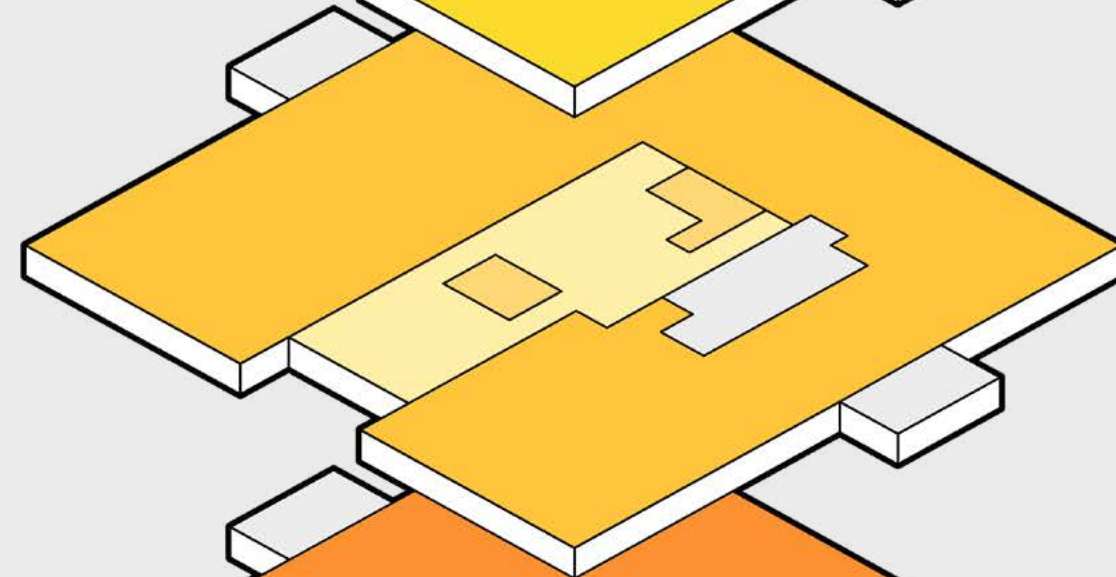
Third



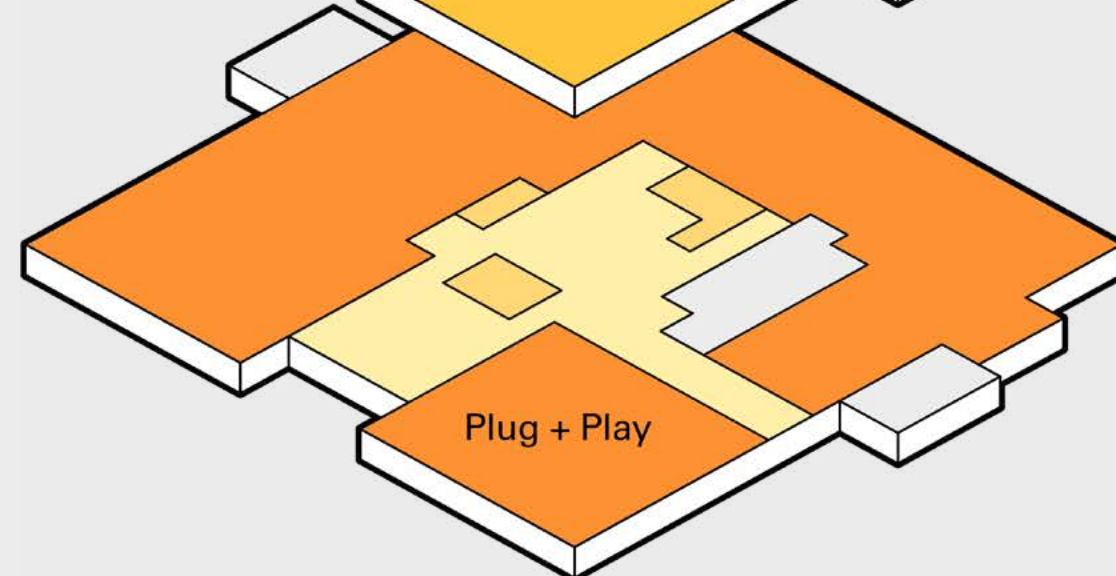
Second



First



Ground



Floor

Sq m

Sq ft

Third

1,579

16,997

Second

1,703

18,331

First

1,730

18,622

Ground

1,329

14,308

Plug + Play

315

3,386

Total

6,656

71,644

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Welcome to Now.
An energetic workspace
that makes room for the
unexpected.

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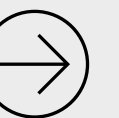
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EXTERIOR



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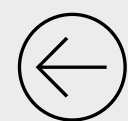
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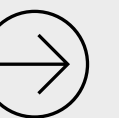
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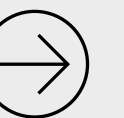
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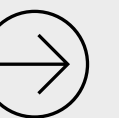
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CYCLE STORE



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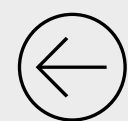
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OUTDOOR CINEMA



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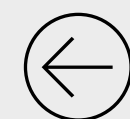
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OUTDOOR WORKING



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Lower Ground

Ground

First

Second

Third

Demise	No.
Cycle Store	79
Showers	7
Lockers	128

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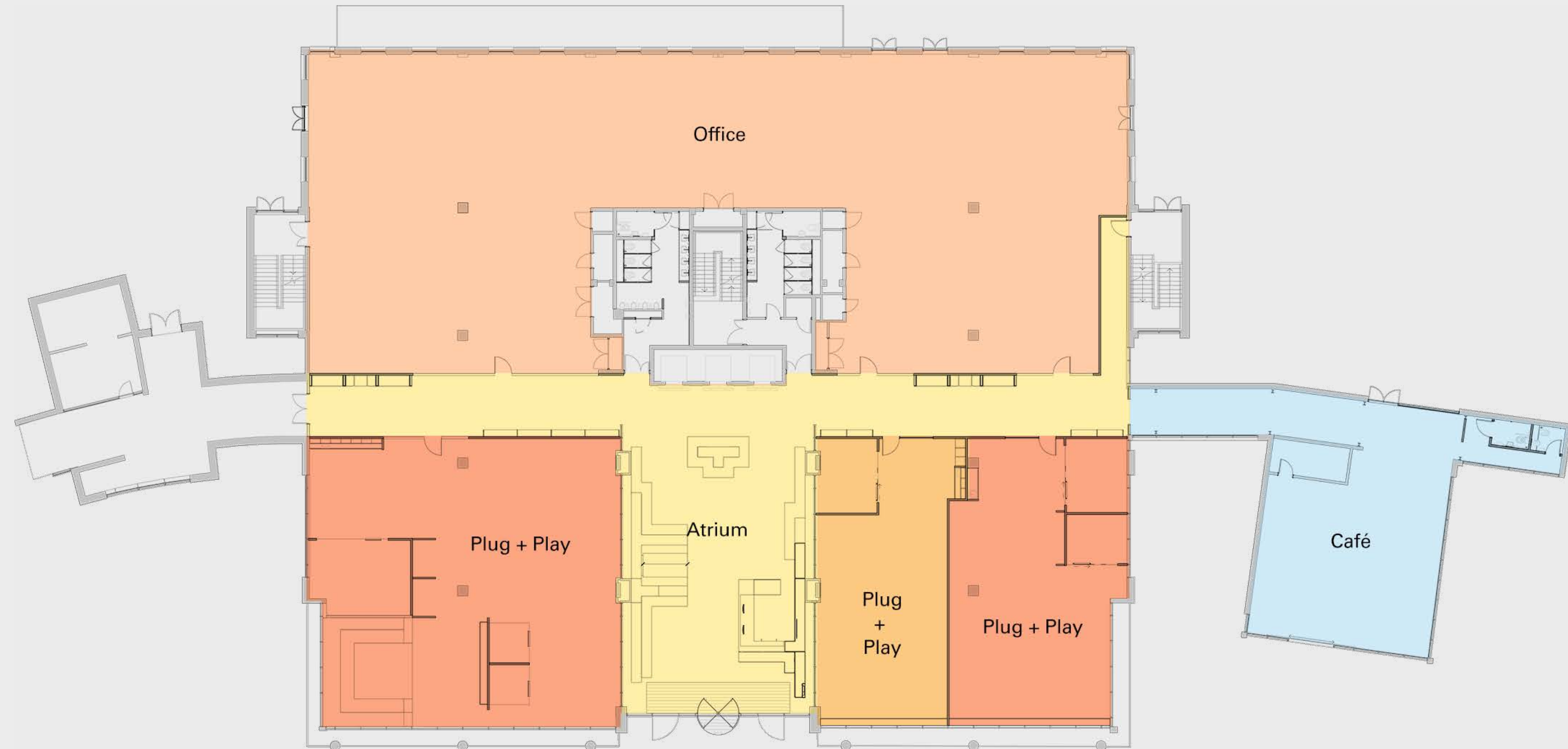
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Lower Ground

Ground

First

Second

Third

Demise	Sq m	Sq ft
Office	745	8,016
Plug + Play	302	3,256
Plug + Play	133	1,428
Plug + Play	165	1,775

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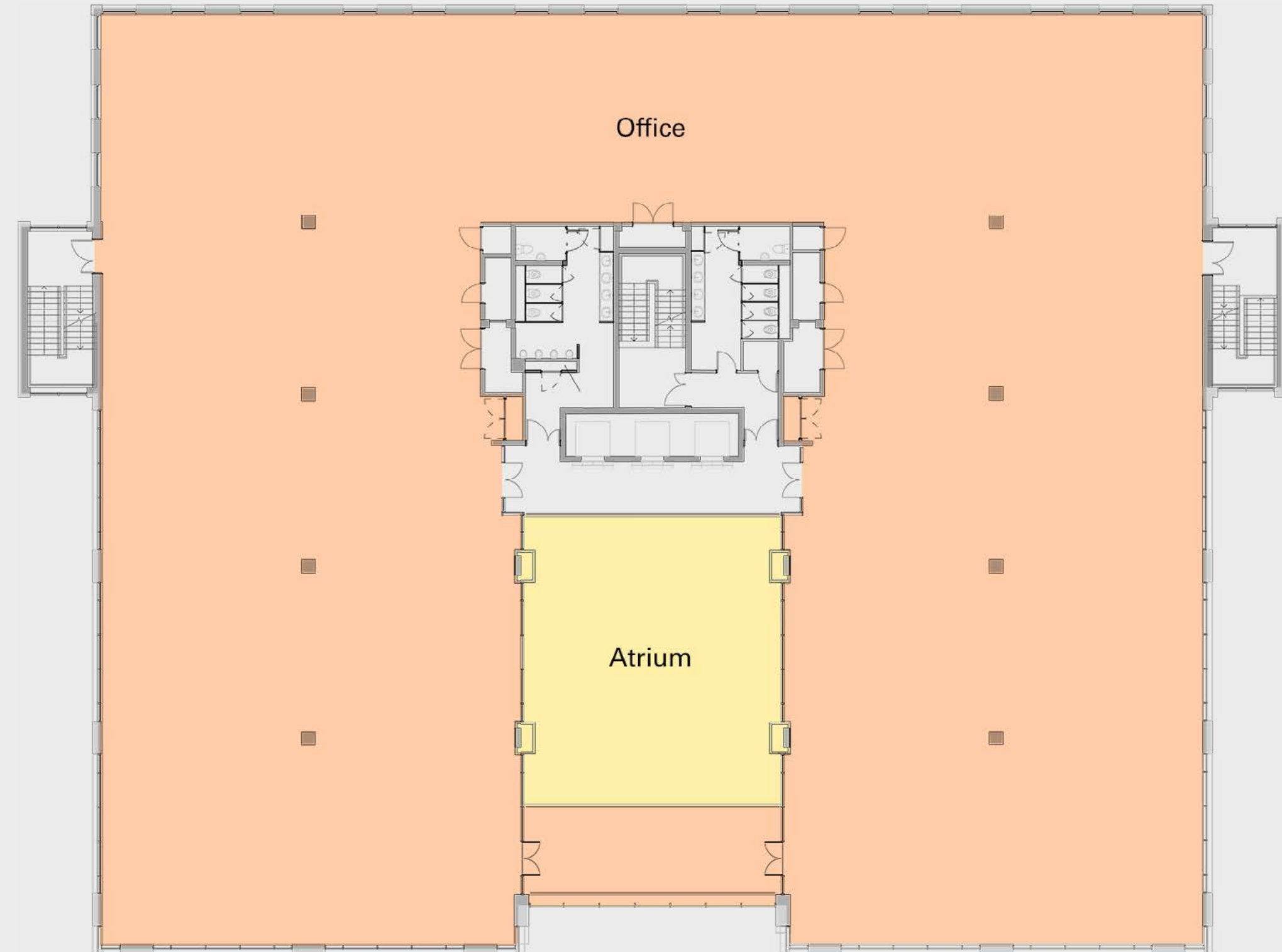
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Lower Ground

Ground

First

Second

Third

Demise	Sq m	Sq ft
Office	1,544	16,624

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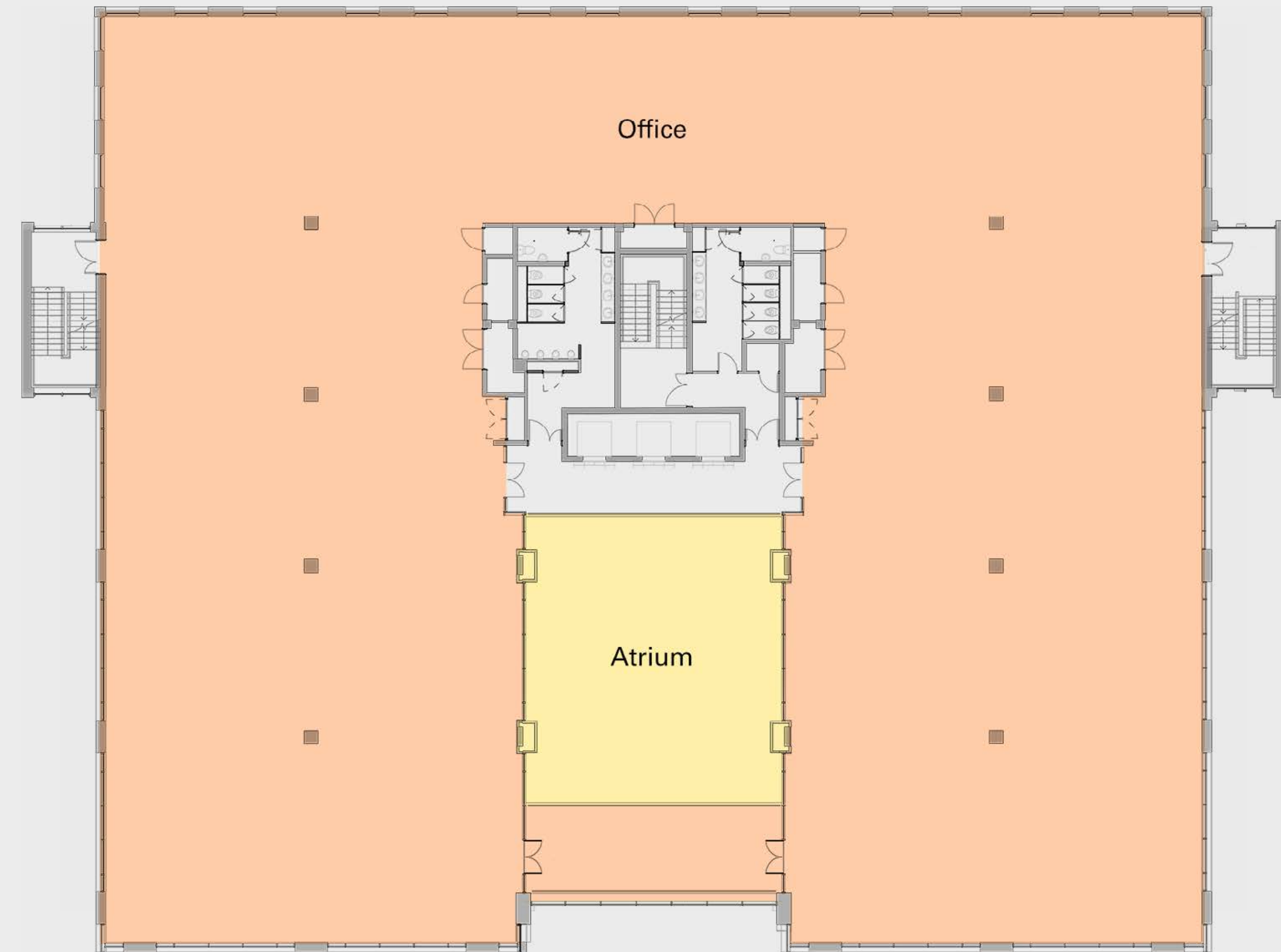
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Lower Ground

Ground

First

Second

Third

Demise	Sq m	Sq ft
Office	1,544	16,624

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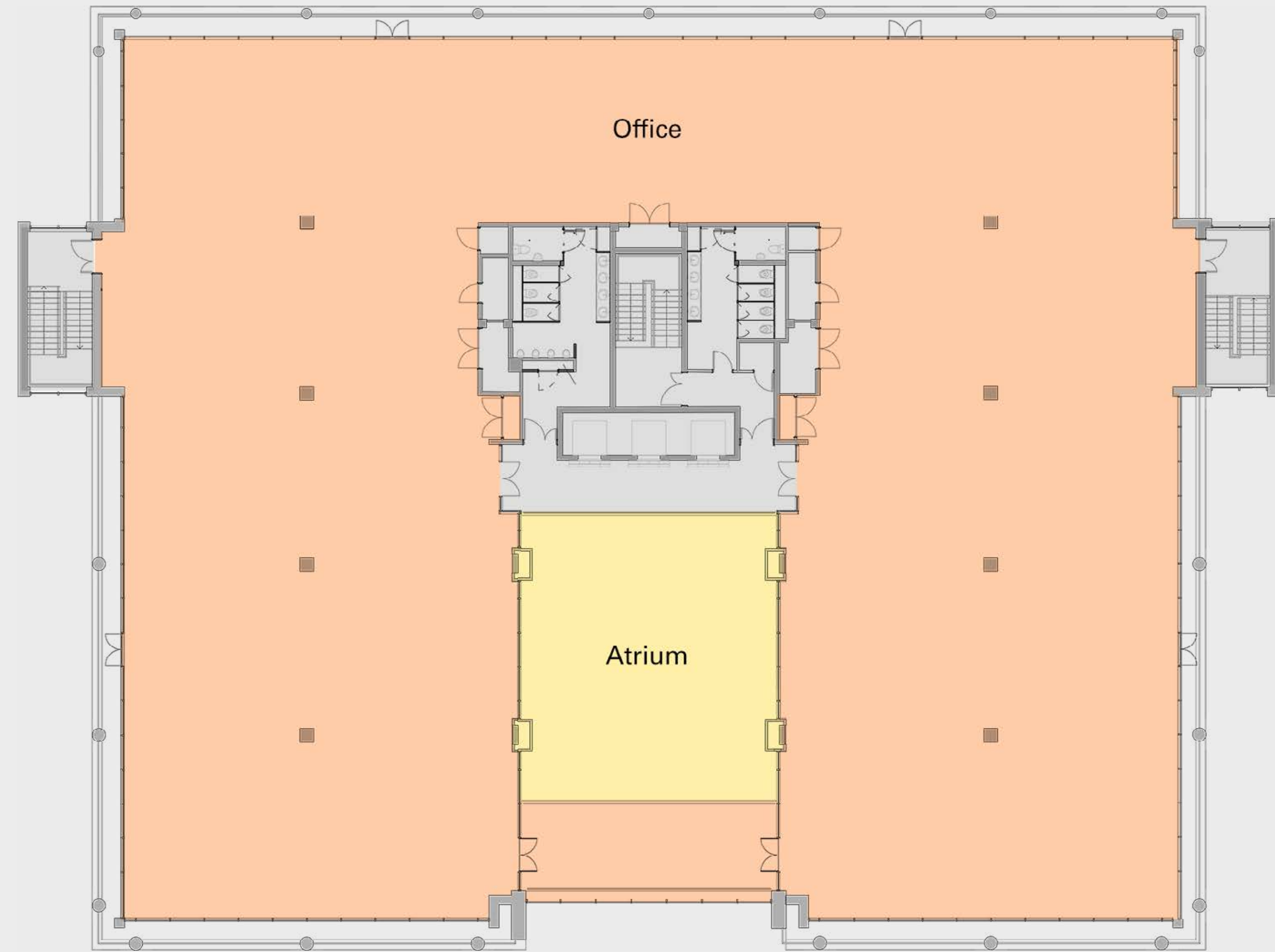
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Lower Ground

Ground

First

Second

Third

Demise	Sq m	Sq ft
Office	1,401	15,083

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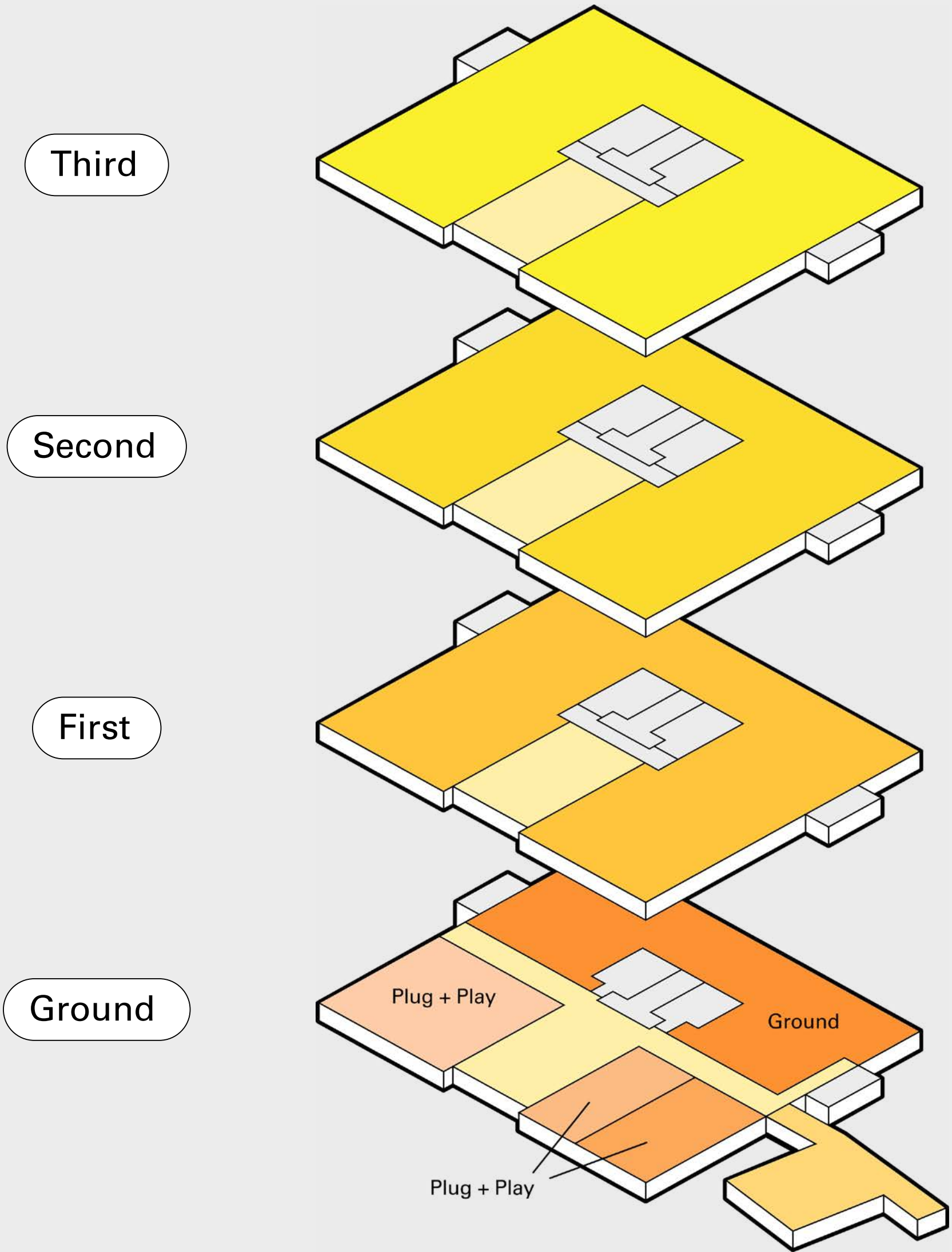
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Floor	Sq m	Sq ft
Third	1,401	15,083
Second	1,544	16,624
First	1,544	16,624
Ground	745	8,016
Plug + Play	302	3,256
Plug + Play	133	1,428
Plug + Play	165	1,775
Total	5,834	62,806

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From cafés to outdoor meeting spaces, allotments to gyms, our amenities promote healthy lifestyles, connection with nature and a sense of community that are at the heart of Here + Now.

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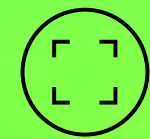
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CINEMA

Natural planting, timber and soft furnishings in the outdoor cinema create a relaxed and welcoming social space.



BUILDING APP

The Here + Now building App allows you to attend events, book meeting rooms, take advantage of local discounts and even lets you order coffee.



OUTDOORS

Long gone is the 9 to 5 at the desk – our outdoor working zone provides variety and escapism when you need it.



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CAFÉ

Both buildings at Here + Now feature cafés that act as social hub for the campus.



ATRIUM

The light-filled atriums of Here + Now are designed to create a sense of arrival and wonder.



GYM

The beating heart of Here, the gym and wellness facilities offer over 3,000 sq ft of exercise space, connecting directly to the outdoor gym.



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With net zero operational and embodied carbon, plus an outstanding BREEAM rating, Here + Now offers sustainability beyond today's expectations.

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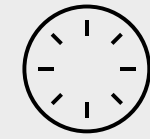
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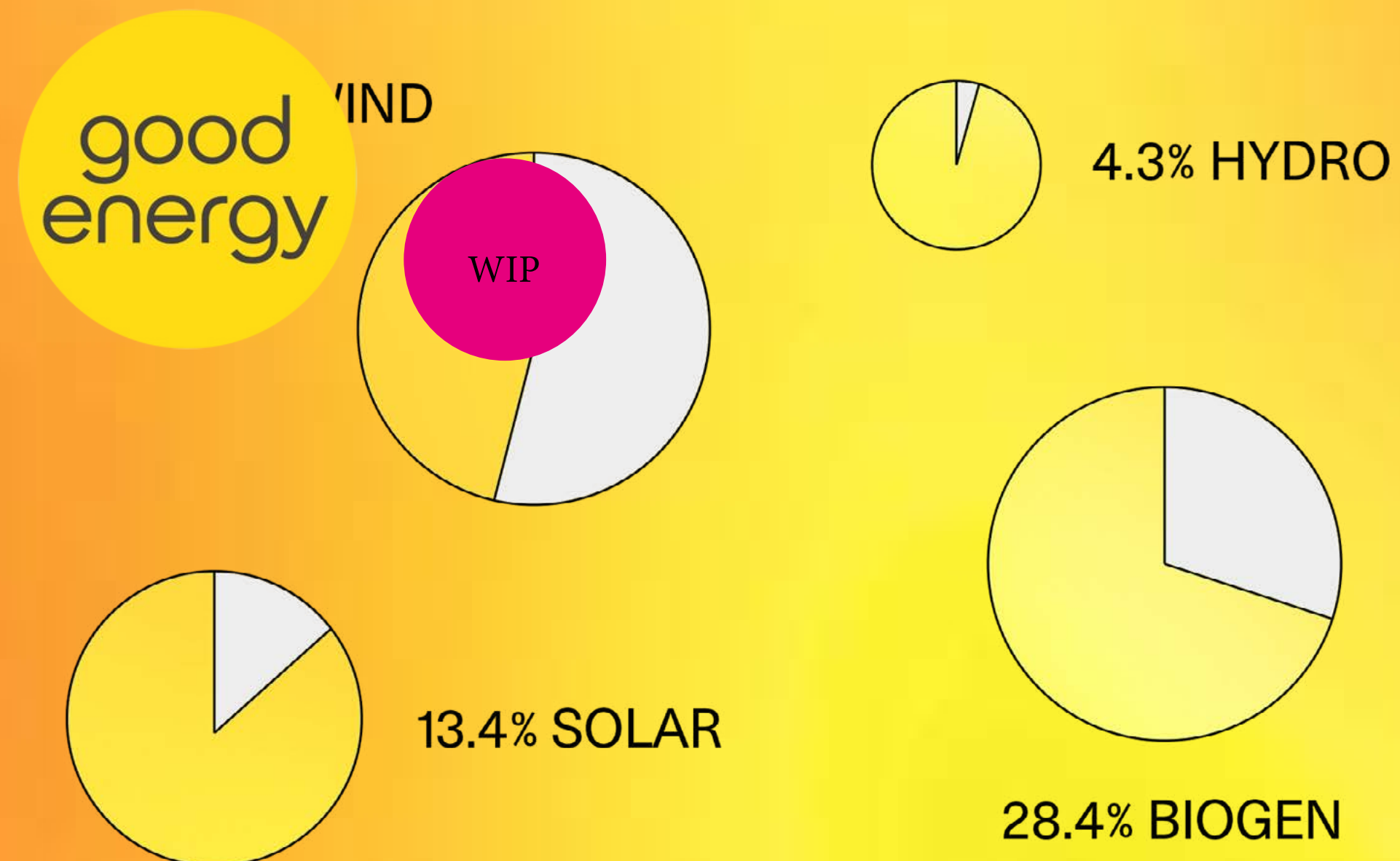
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ENERGY

Our energy provider, Good Energy, sources 100% renewable electricity for both buildings.



NET CARBON ZERO

The use of renewable energy and offsetting of the embodied carbon makes Here + Now truly Net Zero Carbon.



FITWEL 3*

Our three-star Fitwel rating recognises that wellness is at the centre of Here and Now's design, development and operations.

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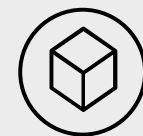
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MATERIALS

Recycled and sustainably sourced materials have been imaginatively implemented across the Here + Now development.



RESET

RESET[®] Air certification recognises high and continuously maintained standards in air quality parameters affecting health, wellbeing and productivity.



BREEAM OUTSTANDING

Here + Now both target BREEAM outstanding, offering the very best sustainable environments.

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Thames Valley Park

Connectivity

Shuttle Bus

Specification

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Thames Valley Park and its 80-acre nature reserve provide a setting of tranquility, light and open space, with rapid transport connections to London and beyond.

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

By Train	Mins
Oxford	21
Paddington	23
Heathrow	27
Bristol	60
Gatwick	74



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Thames Valley Park

Connectivity

Shuttle Bus

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Courtesy Shuttle Bus Service



Reading
12 mins

Market
Place

Prudential
Building

Cemetery
Junction

Cholmeley
Road

Oracle
Waterside

TVP
Central

Winnersh
Triangle
9 mins

Reading

Reading Bus
Station

Market
Place

Prudential
Building

Cemetery
Junction

Cholmely
Road

Oracle
Waterside

Here +
Now

Start

4 mins

6 mins

7 mins

8 mins

11 mins

12 mins

HERE⁺ + NOW⁺

Introduction

The Campus

Here

Now

Above + Beyond

Sustainability

Location

Thames Valley Park

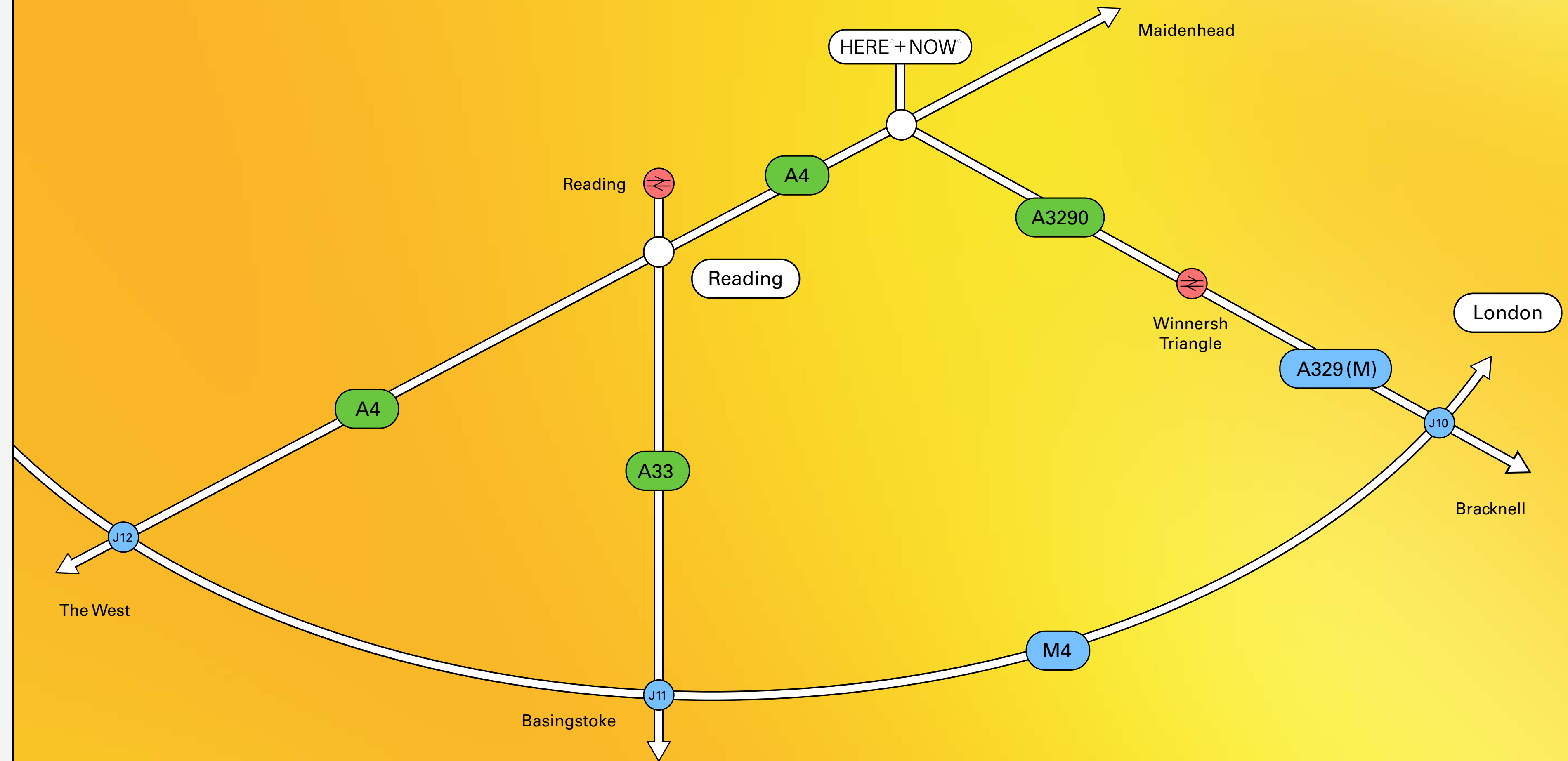
Connectivity

Shuttle Bus

Specification

Contact

Here + Now Road Network



HERE⁺ + NOW[⊖]

Introduction

The Campus

Here

Now

Above + Beyond

Sustainability

Location

Specification

Contact •



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HERE[⊕] + NOW[⊖]

HEREANDNOW.PLACE