

HERE<sup>+</sup> + NOW<sup>+</sup>

THAMES VALLEY PARK  
READING



NOW front exterior façade ↗

# BE HERE, NOW.

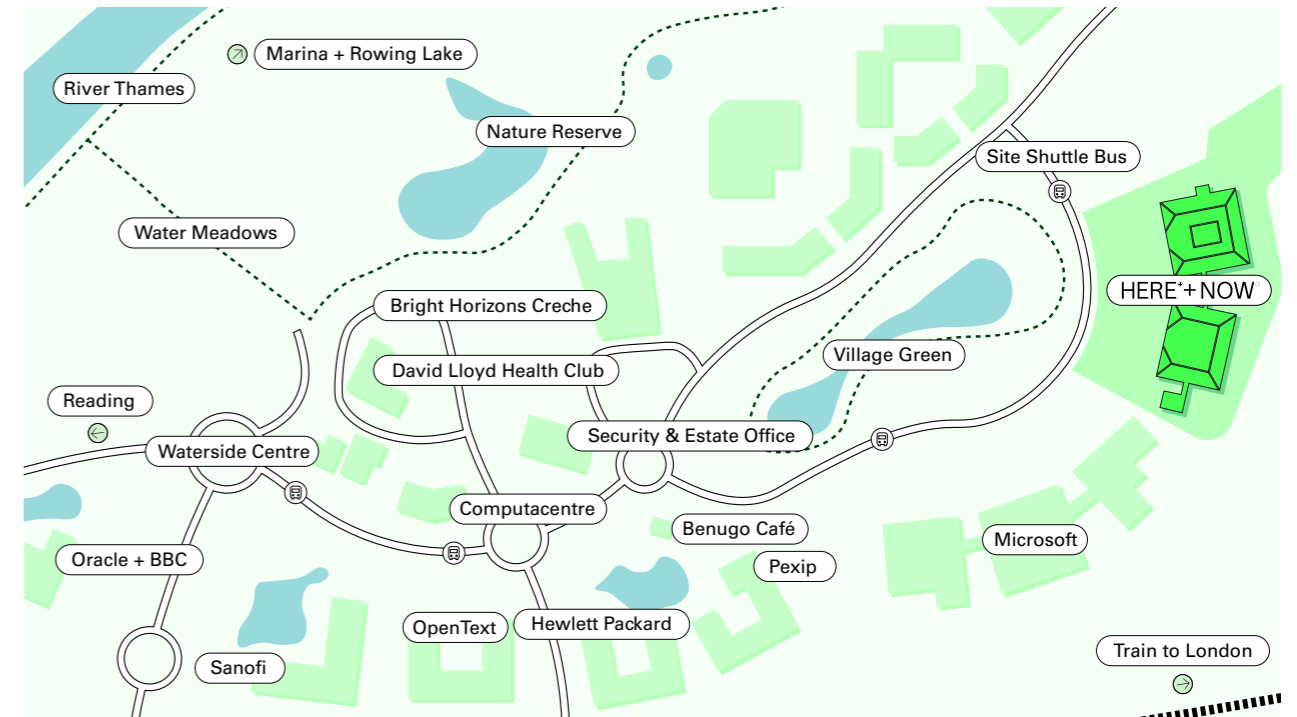
HERE + NOW is a new class of workplace environment.

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

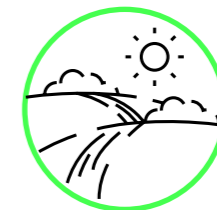


## THAMES VALLEY PARK



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.

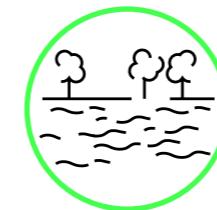
Home to global names, including Microsoft and Oracle, the park offers excellent amenities onsite including cafés, health club, nursery and rowing lake - to name a few.



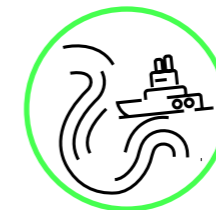
**Water Meadows**  
A home to rare birds native insects and wildflowers.



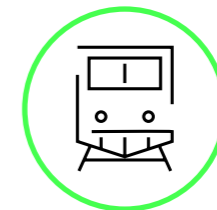
**Local Occupiers**  
A community of the world's best business brands in tech, pharma, media and insurance.



**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.

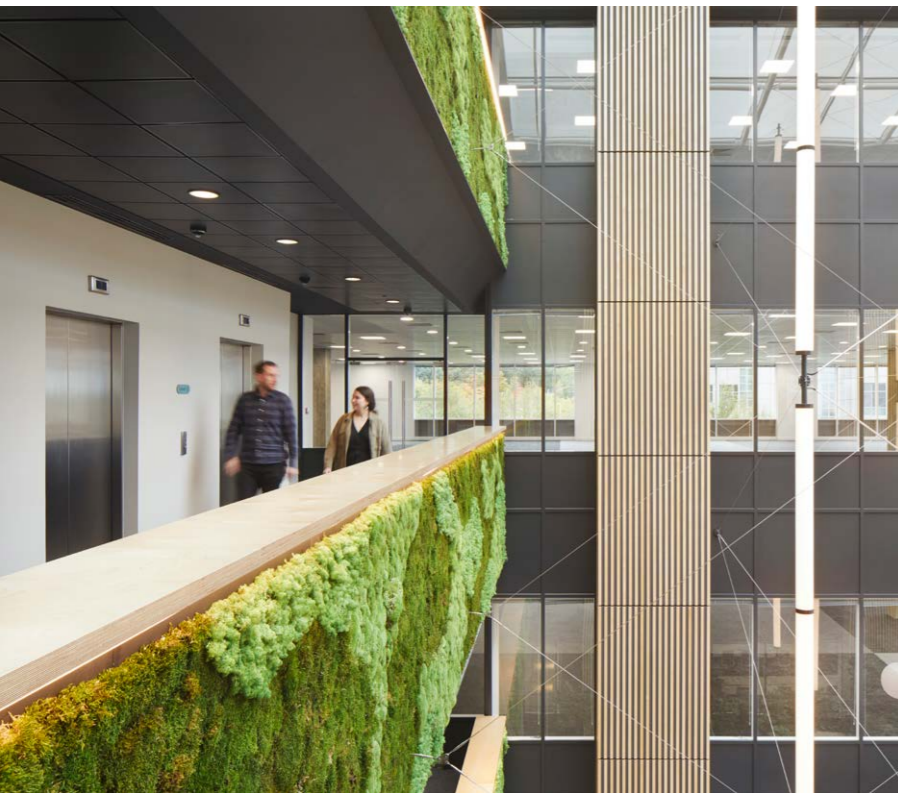
12,432 – 40,915 sq ft of bright and contemporary workspace over lower ground, ground and three upper floors. With a central atrium providing additional communal breakout space – perfect for team collaboration or informal meetings with clients.



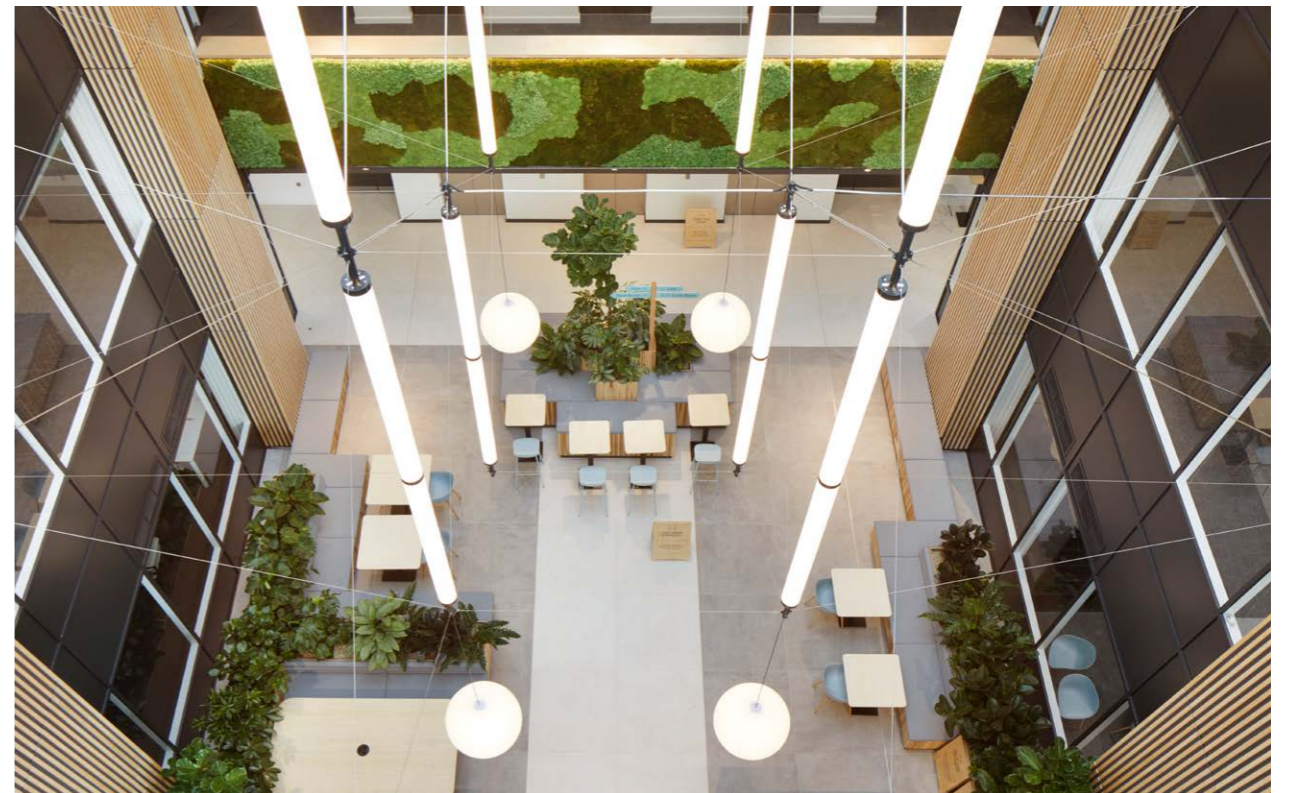
Atrium / reception ^



Atrium from second floor ^



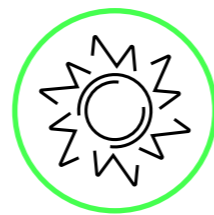
Atrium ^



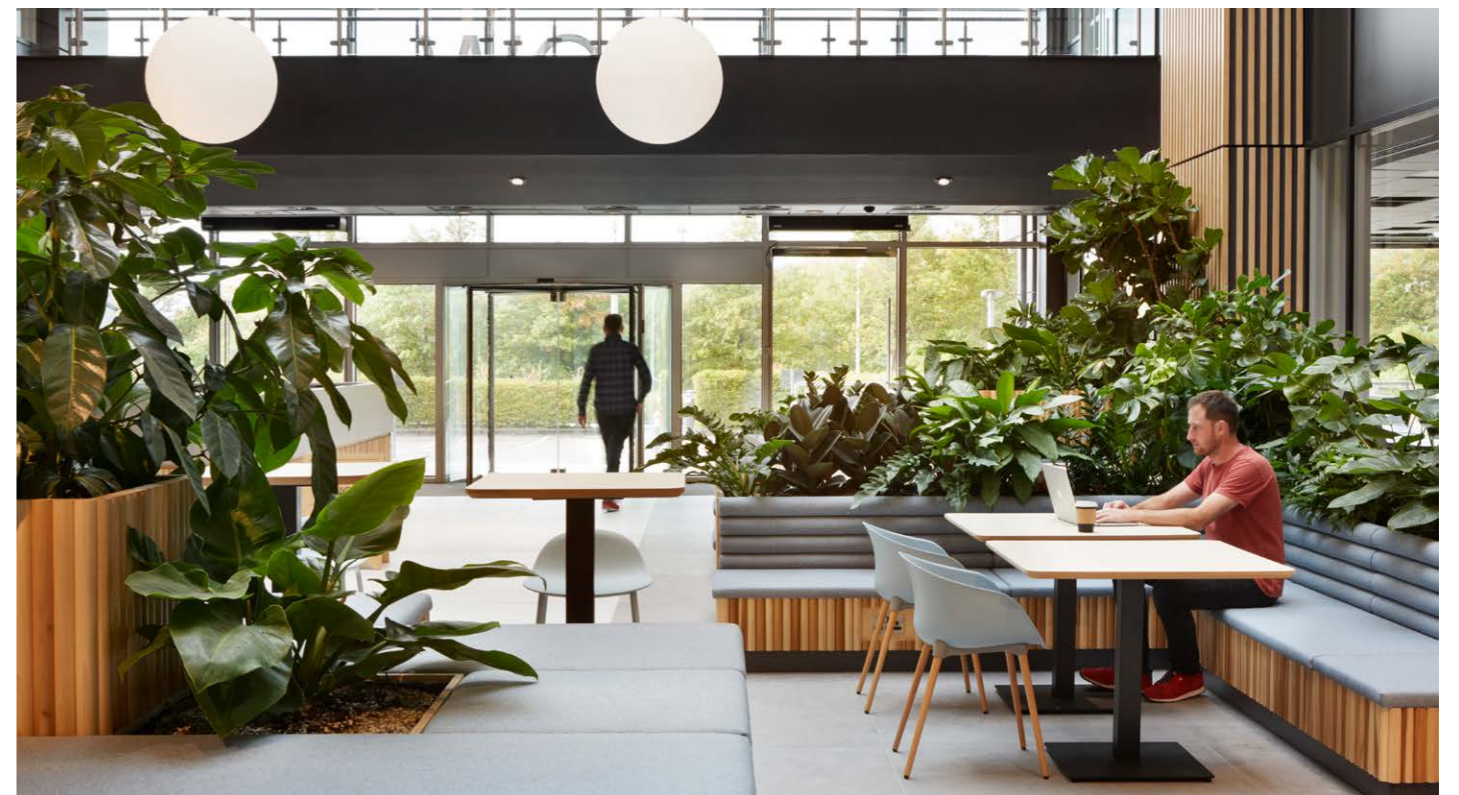
Atrium / reception breakout space ^



Meeting / breakout booths ^



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



Atrium / reception breakout space ^

# 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.



Cycle storage and showers



The changing area provides 128 lockers.



Electric car charging points



Lockers and shower room

# 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.



6,000 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.



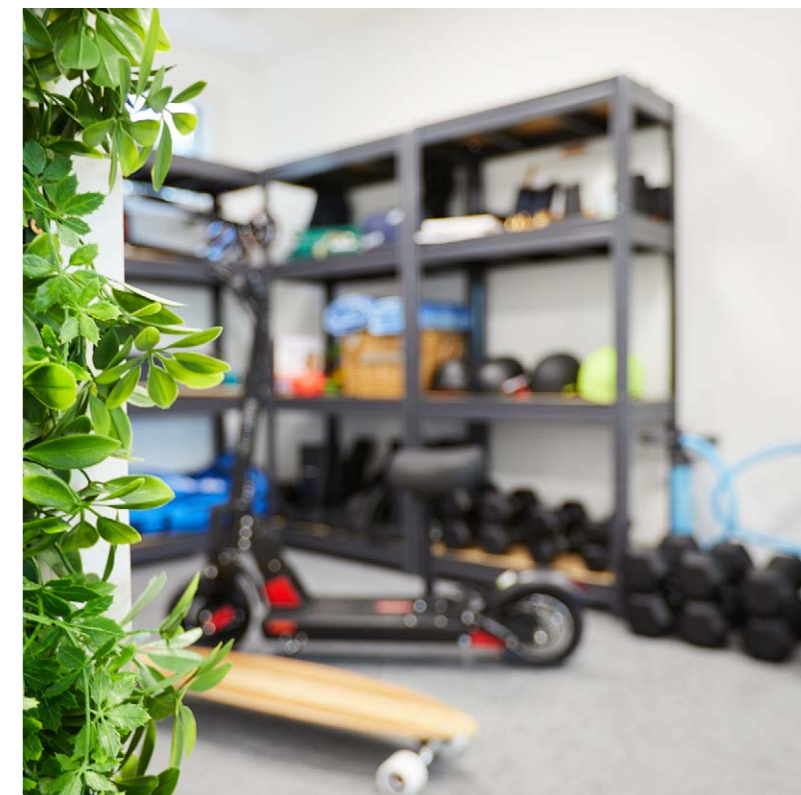
Fleet Room onsite – borrow our stand-up paddle boards or electric scooters.



[Wetland running trails](#)



[Outdoor work area](#)



[Onsite fleet room](#)



Beehives



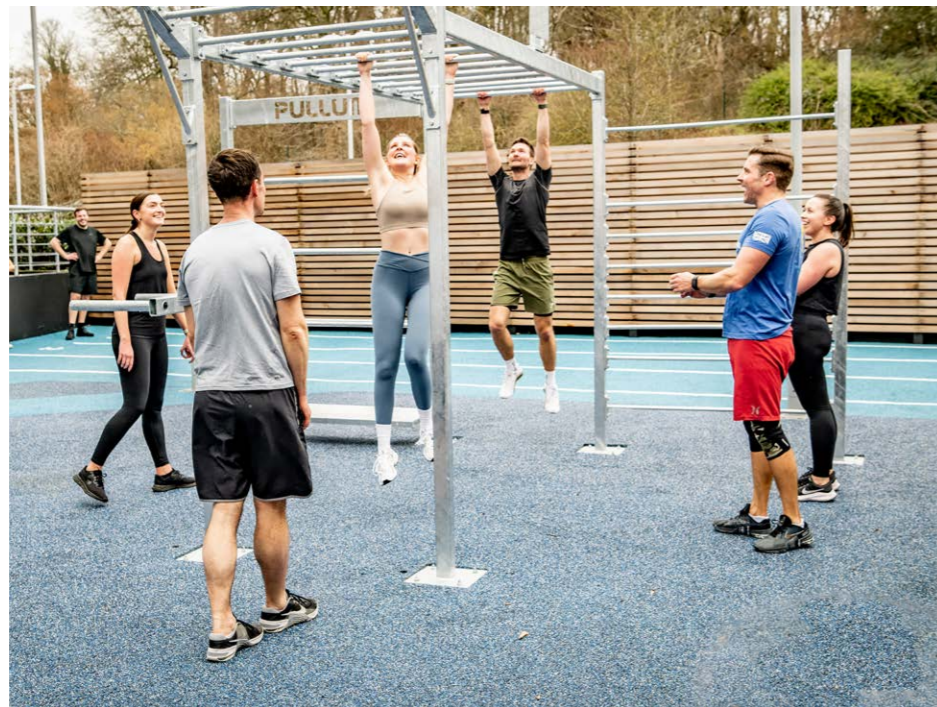
The Treehouse meeting rooms in HERE building



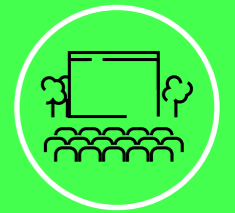
Outdoor working and meeting rooms in The Treehouse pods.



Beehives contribute to the diverse ecosystem.



Outdoor gym



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



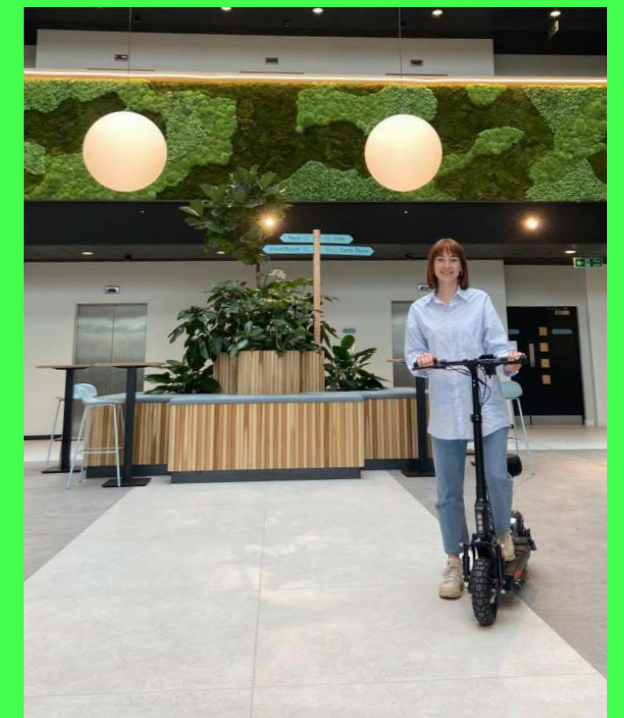
Outdoor cinema

## 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.

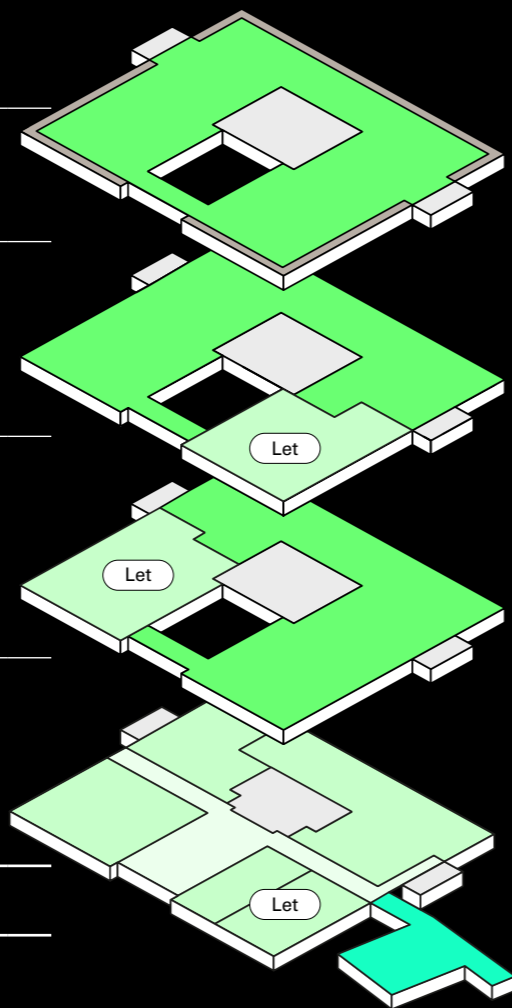
Lottie also oversees our onsite events programme including fitness classes, workshops and treatments across HERE + NOW facilities – and creates content for the HERE + NOW app – keeping it up-to-date.





# NOW AVAILABLE.

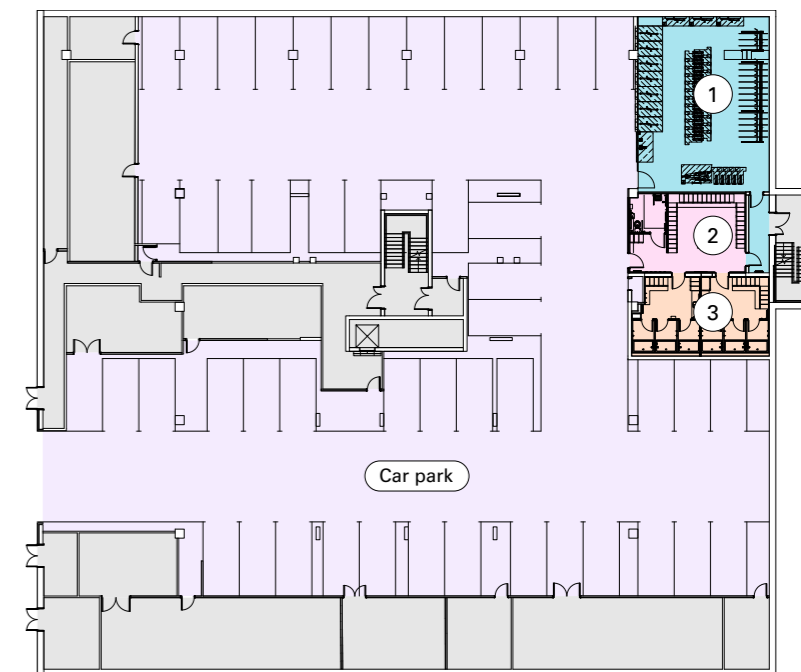
Floor	Fit-out	Sq m	Sq ft
Third	Office Cat A	1,457	15,688
	Terrace	96	1,029
Part Second	Cat A	1,189	12,795
Part First	Cat A	1,155	12,432
Ground	Cat A / Plug & Play	LET	
<b>Total available office</b>		<b>3,801</b>	<b>40,915</b>



All measurements are IPMS 3.

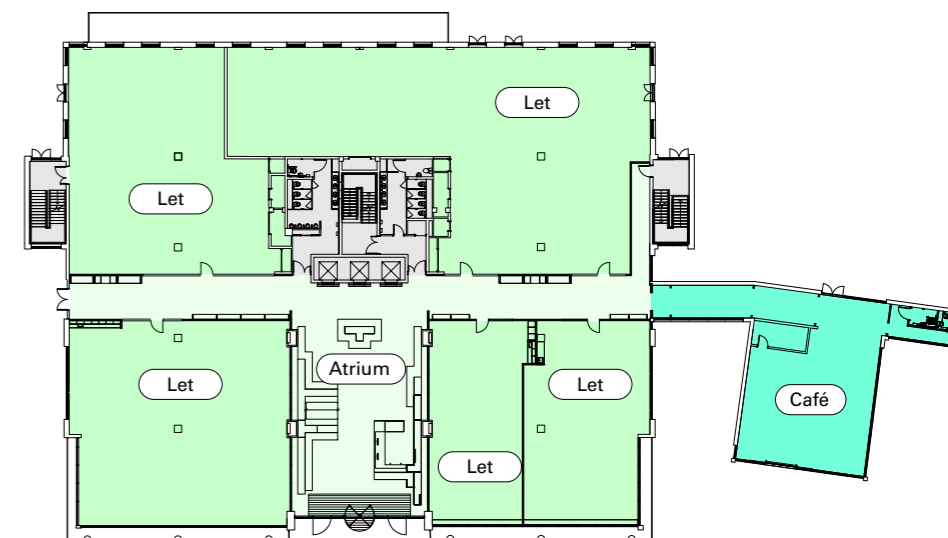
## Basement

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



## Ground Floor

Let



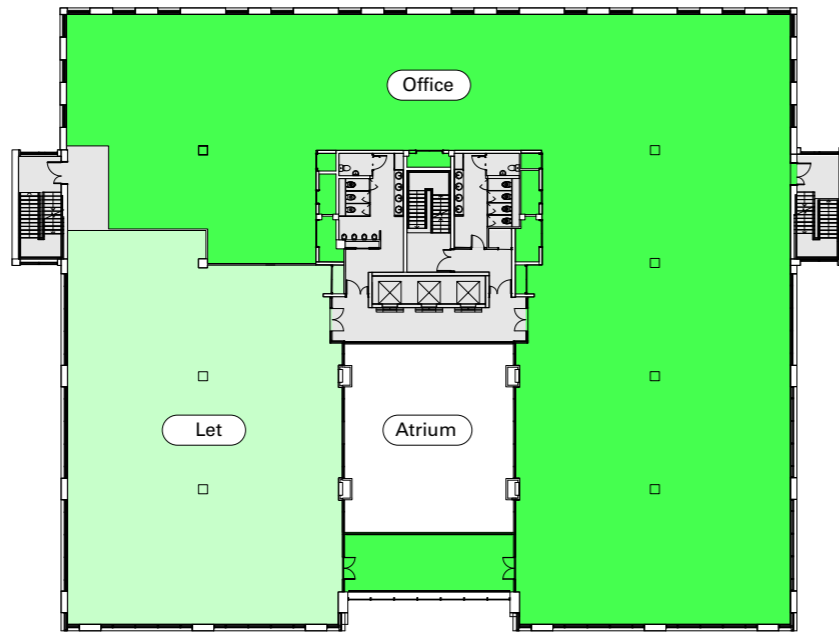
- Let Office
- Atrium
- Core
- Café
- Car Park
- Cycle Store
- Showers
- Lockers

Plans not to scale. Indicative only.



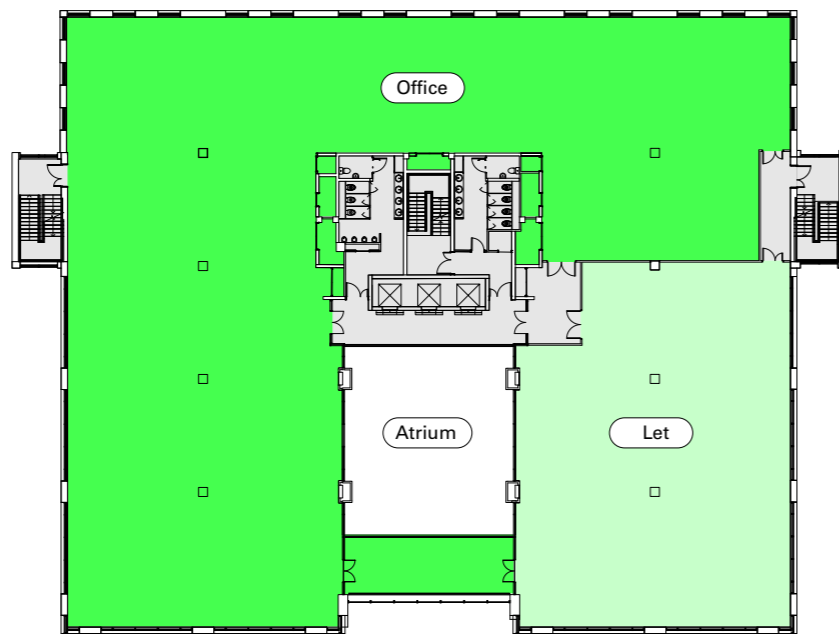
### Part First Floor

12,432 sq ft / 1,155 sq m



### Part Second Floor

12,795 sq ft / 1,189 sq m



- Office
- Terrace
- Core

Plans not to scale. Indicative only.



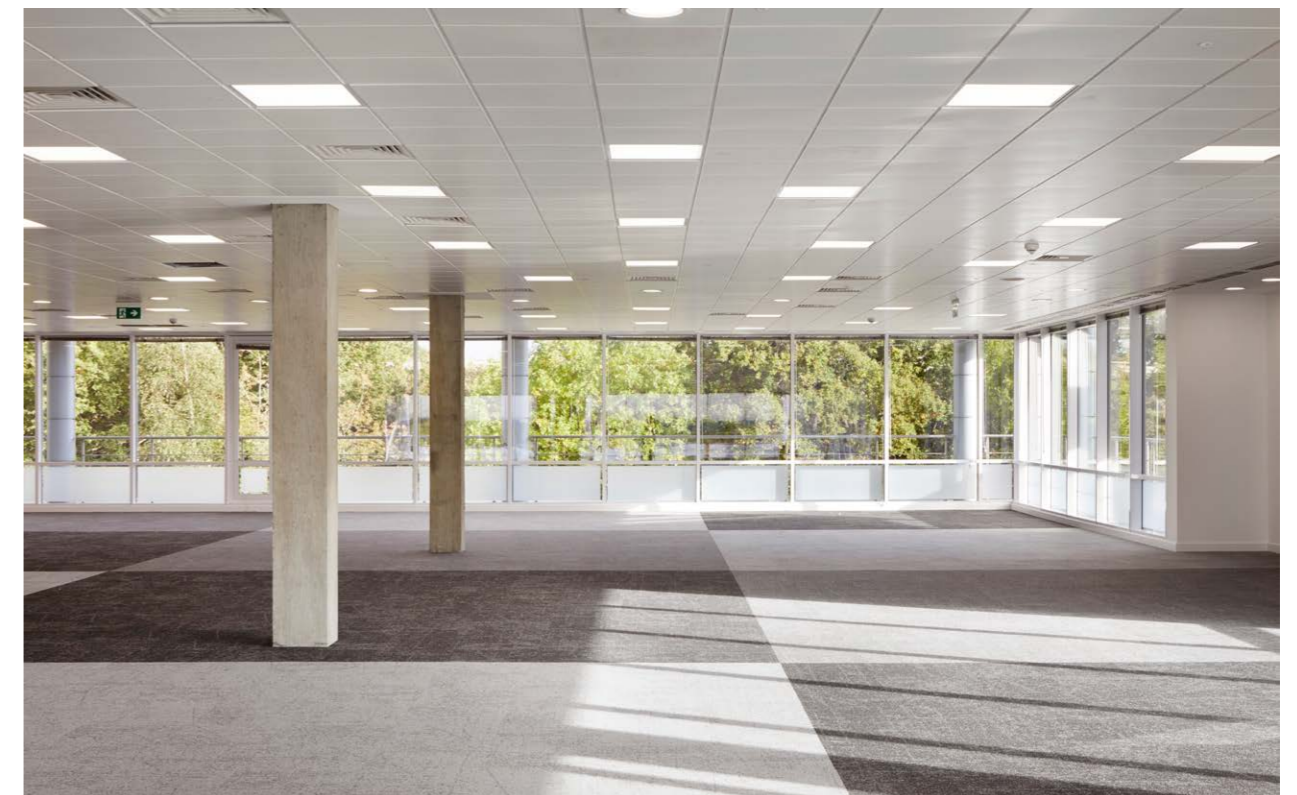
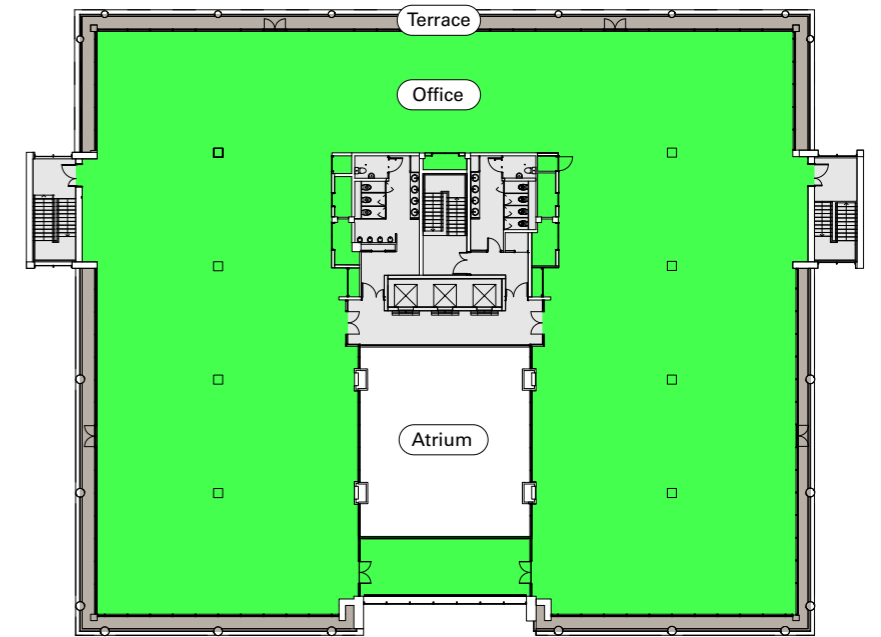
### Third Floor

16,697 sq ft / 1,553 sq m

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

Office 15,668 sq ft / 1,457 sq m

Terrace 1,029 sq ft / 96 sq m



First floor space



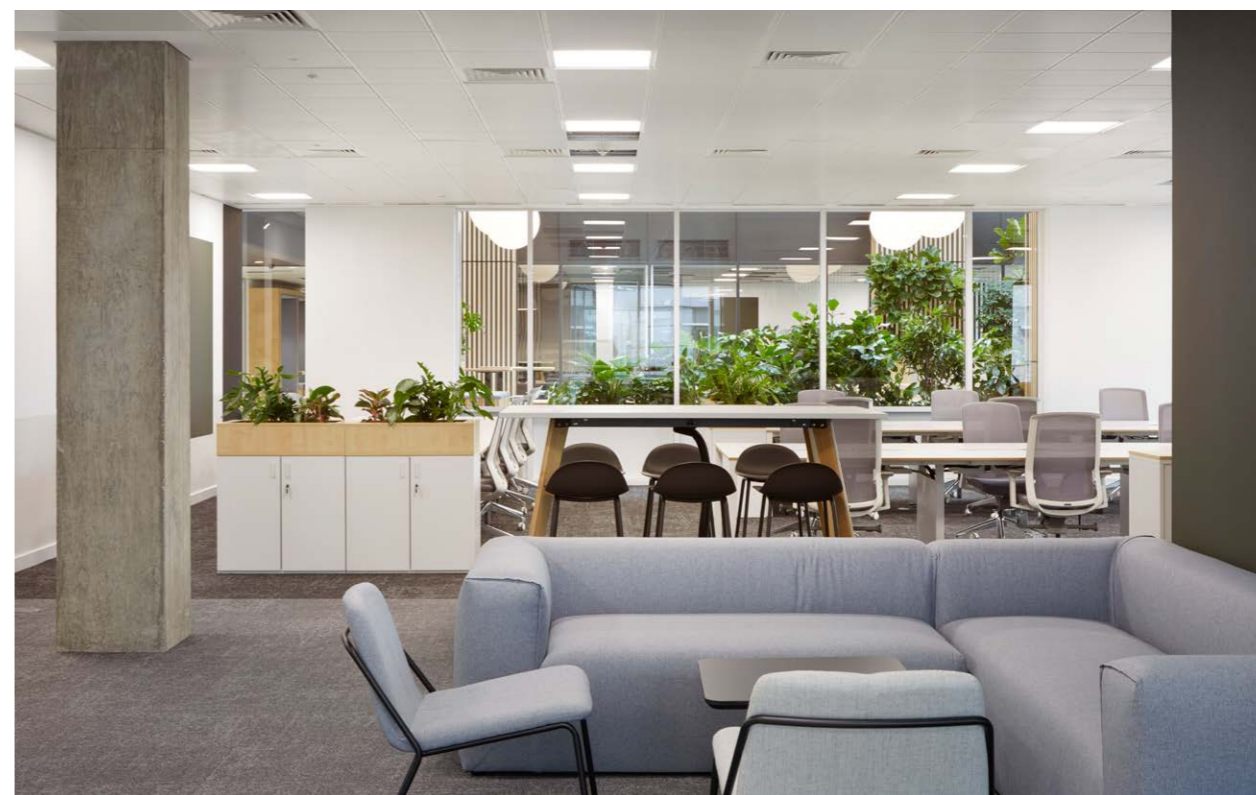
Floor to ceiling glass creates a bright and productive work environment with great views.

Top floor office ^

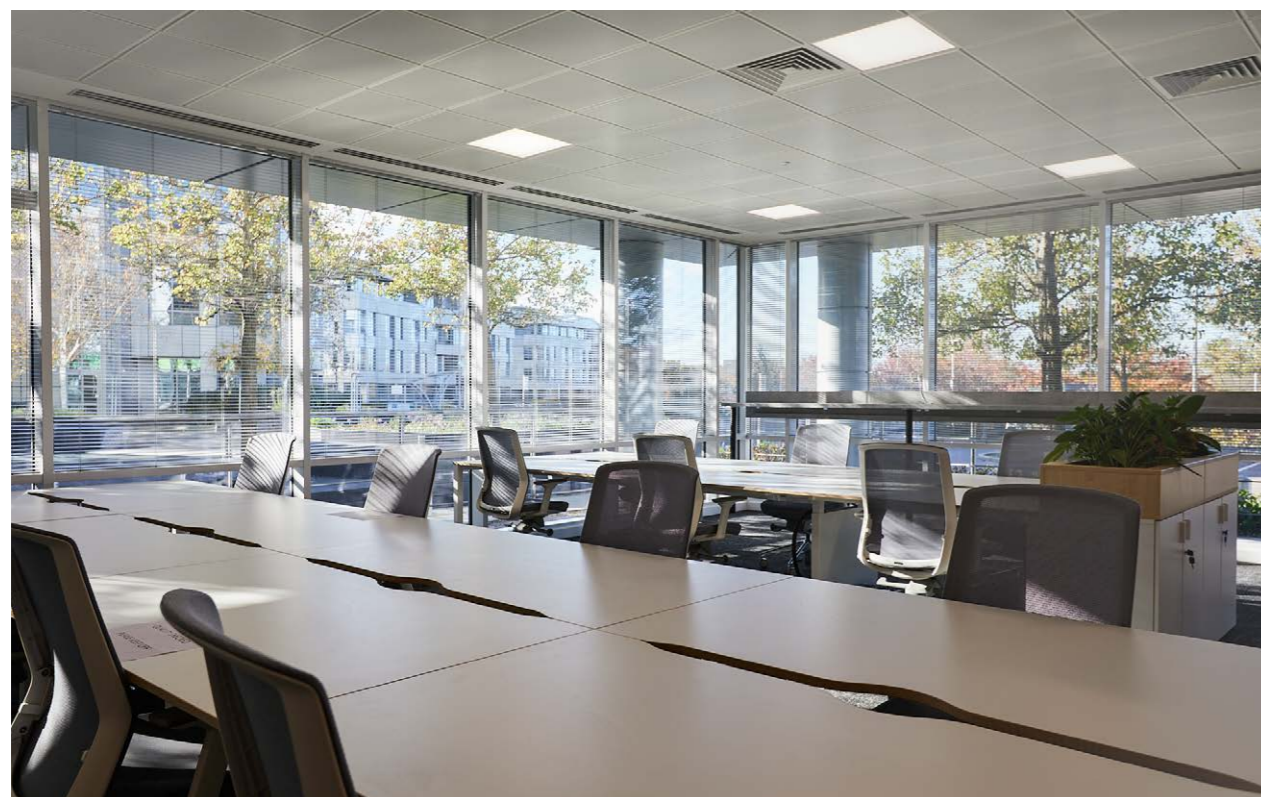


Meeting room ^

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



Breakout area and workstations ^



Ground floor plug + play space ^



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.



Ground floor breakout space

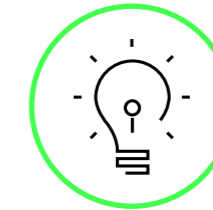
## BUILDING SPECIFICATION



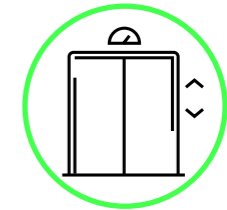
The building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network.



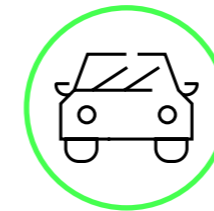
Diversified connection provided by Telcom with open protocol, dedicated connection to each floor and Wi-Fi in all common areas.



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



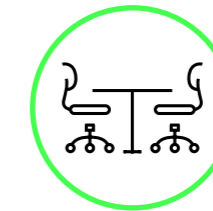
3x13 person passenger lifts designed to BCO.



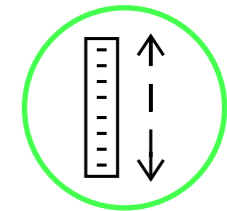
266 car parking spaces providing a ratio of 1:251.



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



1:8 m<sup>2</sup> occupational density to provide occupational flexibility.



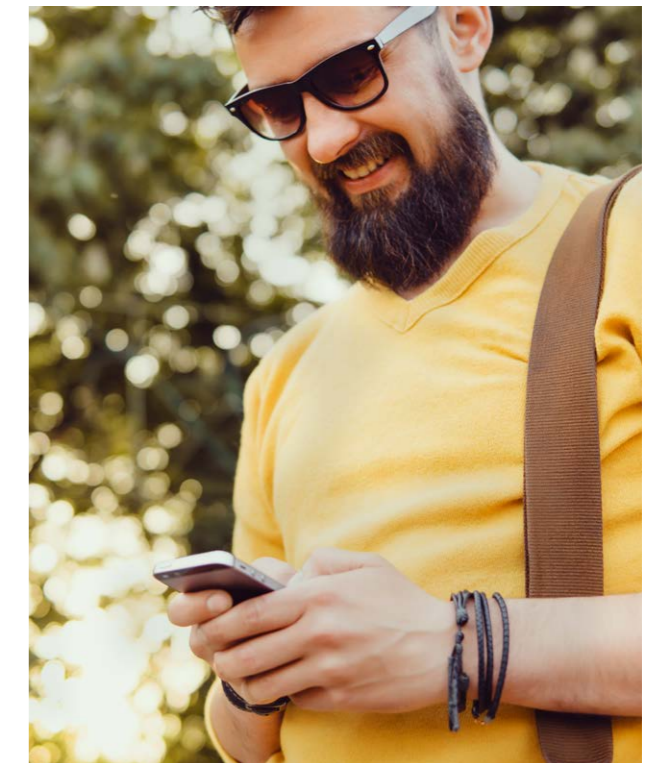
2.8m ceiling heights to provide staff with space to breathe and superb natural light.



## SMART APP ENABLED

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

Connecting buildings with users to provide security access and digital identification, the app also allows tenants to book amenities and meeting spaces.



# 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



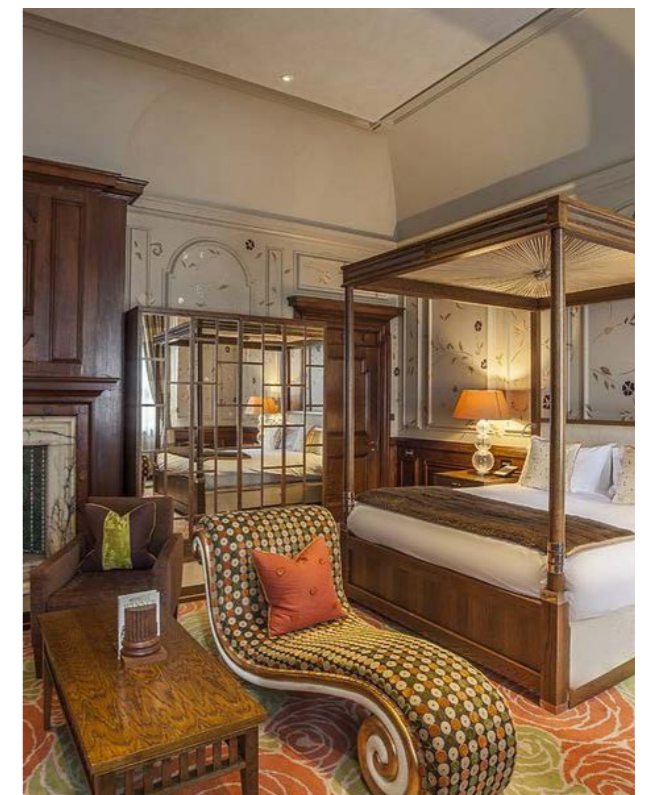
Malmaison



Caversham Boating – The Thames



The Botanist Bar



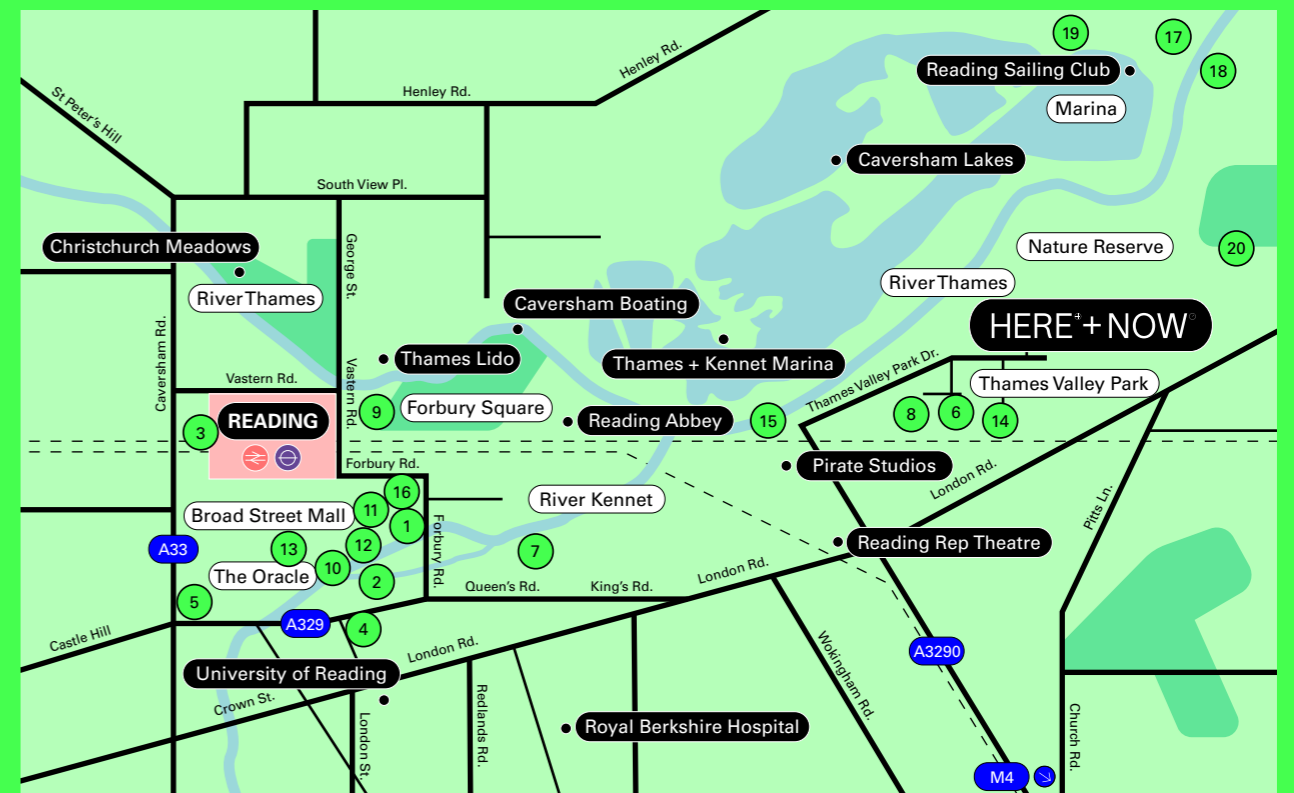
The Roseate Hotel



The Thames



Thames Lido



## LOCAL AMENITIES

1	The Oakford Social	8	David Lloyd Health Club	15	Waterside Centre
2	Pho	9	The Roseate Hotel	16	The Corn Stores
3	Pret A Manger	10	Ibis	17	The Mill Sonning
4	Miller & Carter	11	Malmaison	18	The Bull Inn
5	Zero Degrees	12	Mercure George	19	The French Horn
6	Benugo Café	13	Novotel	20	Reading Hockey Club
7	Lincoln Coffee House	14	Bright Horizons Nursery		

## LOCAL OCCUPIERS



Reading Train Station



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.

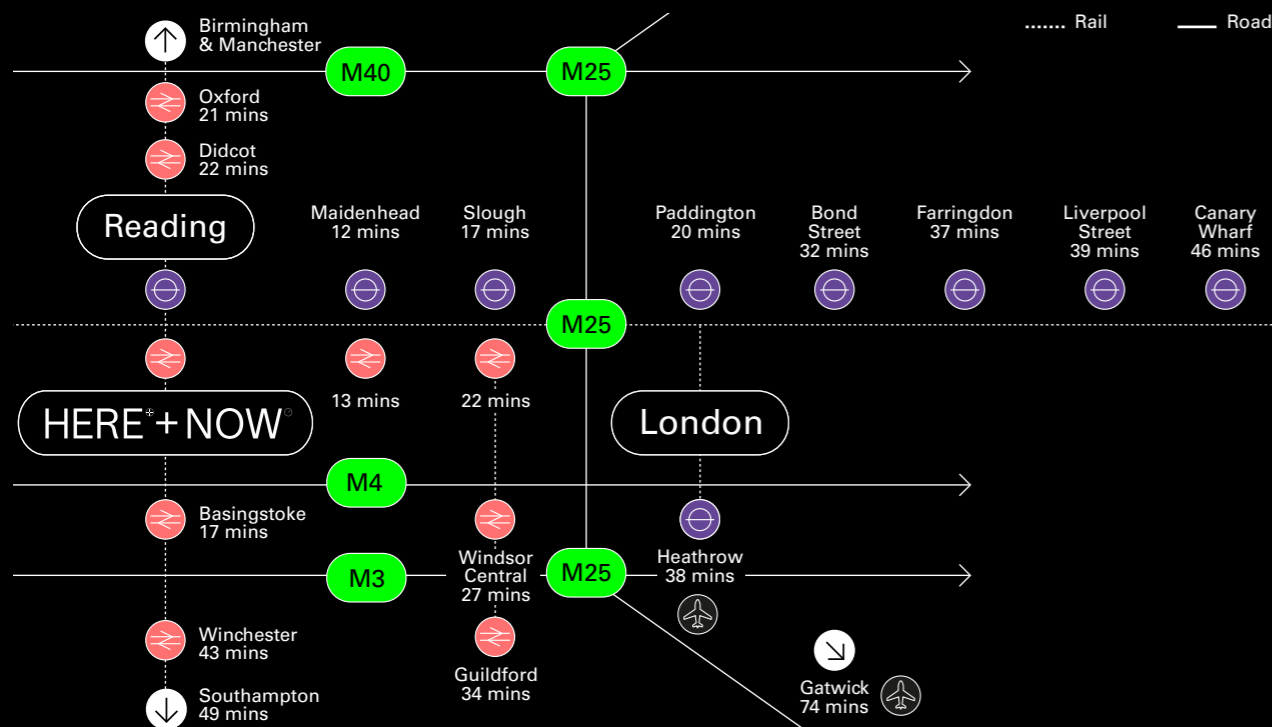


Reading	1.5	M24 (J15)	24
M4 (J10)	6	Oxford	26
M3 (J3)	16	Heathrow	27
Newbury	21	Central London	41
Slough	23	Gatwick	56



Oxford	21	Bristol	60
Paddington	23	Gatwick	74
Heathrow	27		

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

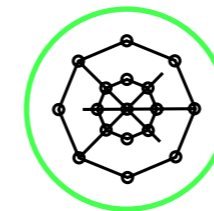


Map not to scale. Indicative only.  
Journey times source: TfL + Google Maps

# 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.\*\*\*



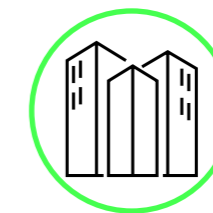
Reading university in the top 1% in the world.



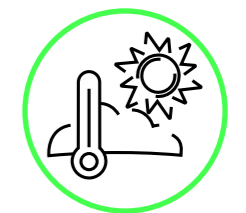
20% of graduates go on to live and work HERE.



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.

**hatch**  
real estate

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

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

 **Knight  
Frank**

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

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

**Investor**  
BauMont Real Estate Capital

 **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. March 2024.

**NOW  
THAMES VALLEY PARK  
READING RG6 1WG**

**///BOND.PLATES.DESIRE**