

HERE⁺ + NOW⁺

THAMES VALLEY PARK
READING



HERE 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.



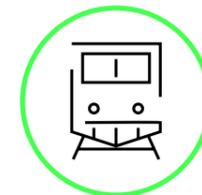
Local Occupiers
A community of the world's best business brands in tech, pharma, media and insurance.



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.

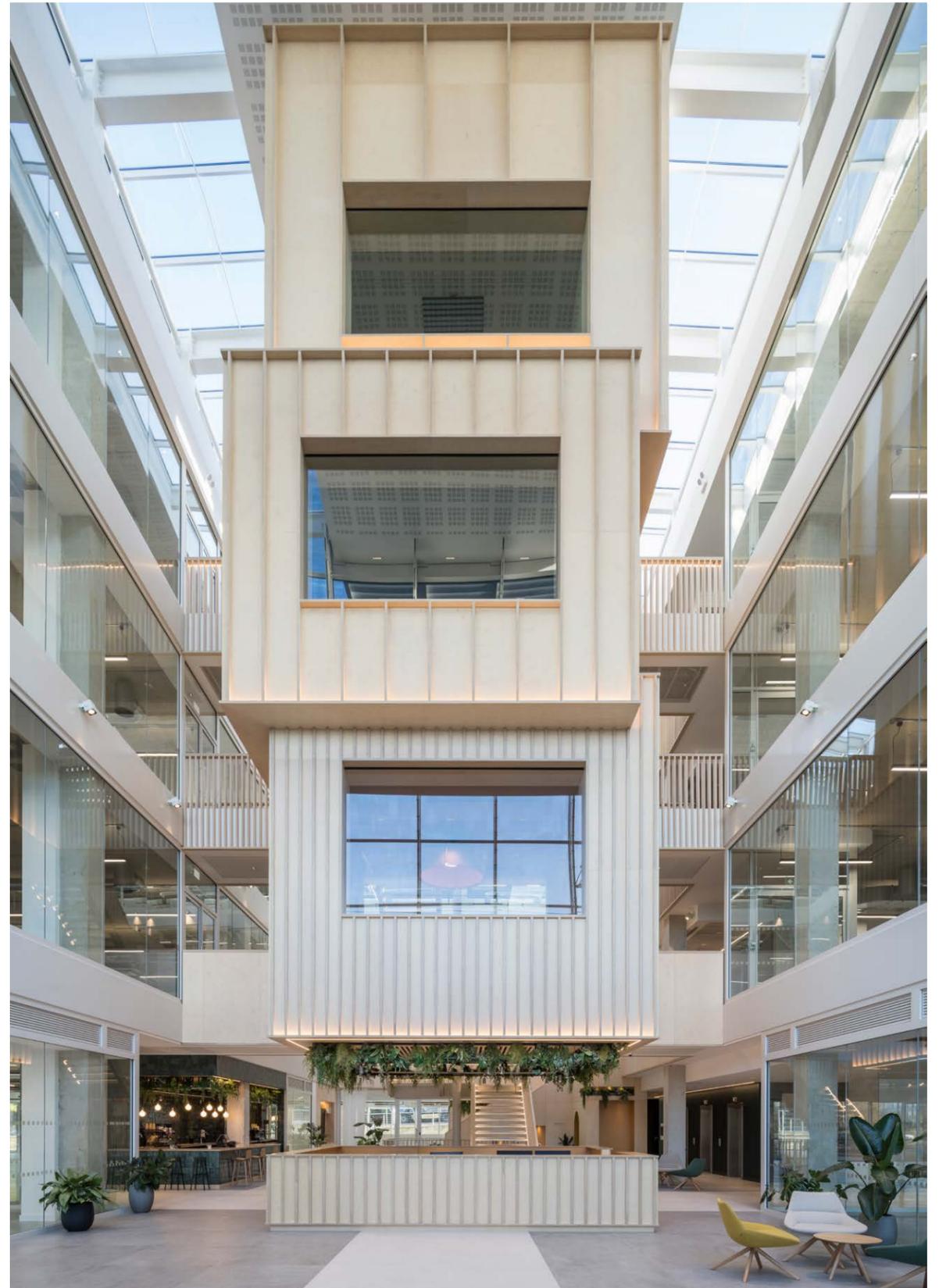
HERE WE GO!

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

Up to 73,429 sq ft of bright and contemporary workspace over lower ground, ground and three upper floors are available. With a central atrium providing additional communal breakout space, HERE features The Treehouse meeting rooms – perfect for team collaboration or meetings with clients.



Atrium reception space ^



The Treehouse meeting rooms ^



Atrium 



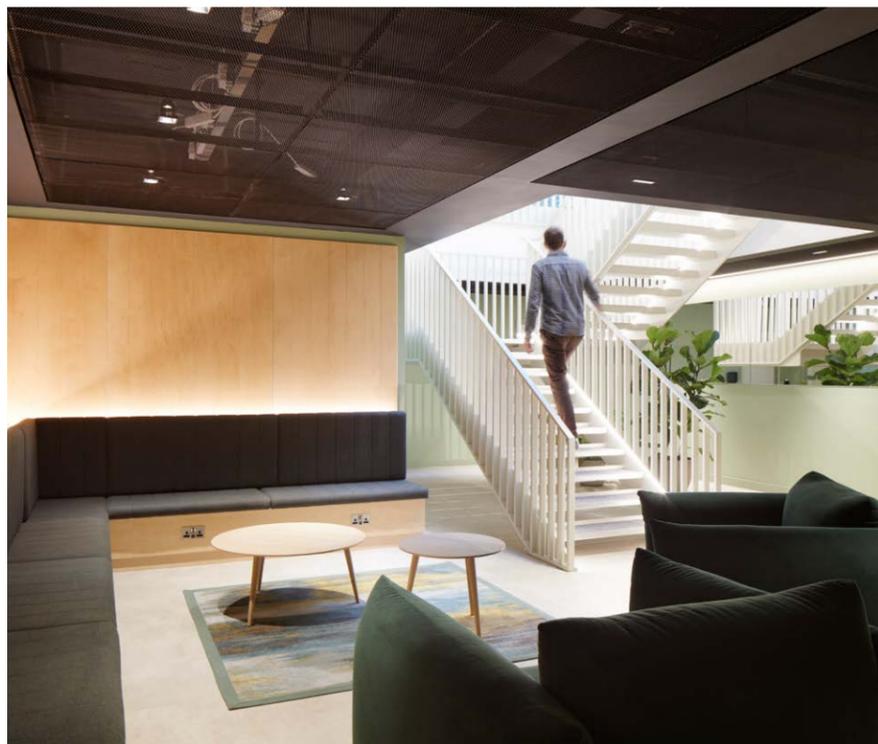
Atrium ^



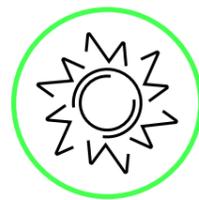
The Treehouse ^



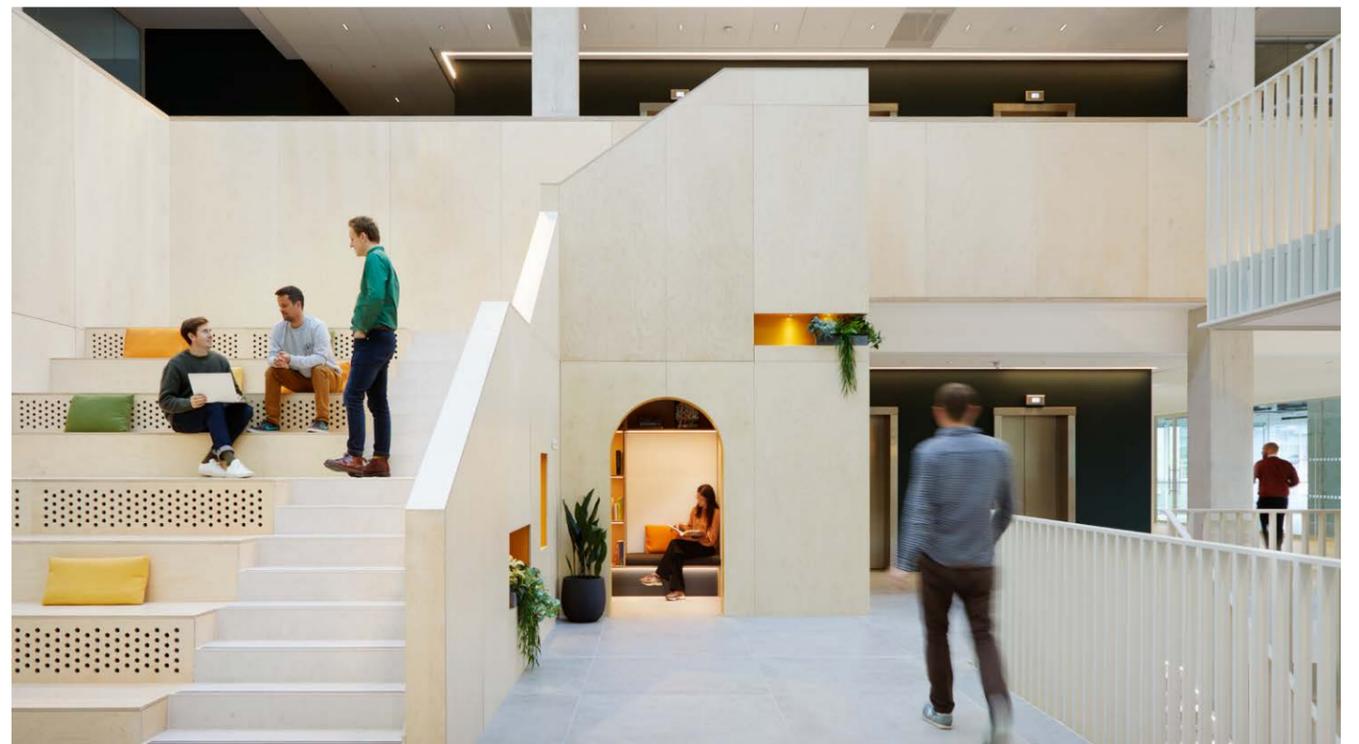
Communal cafe (NOW) ^



Basement breakout ^



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



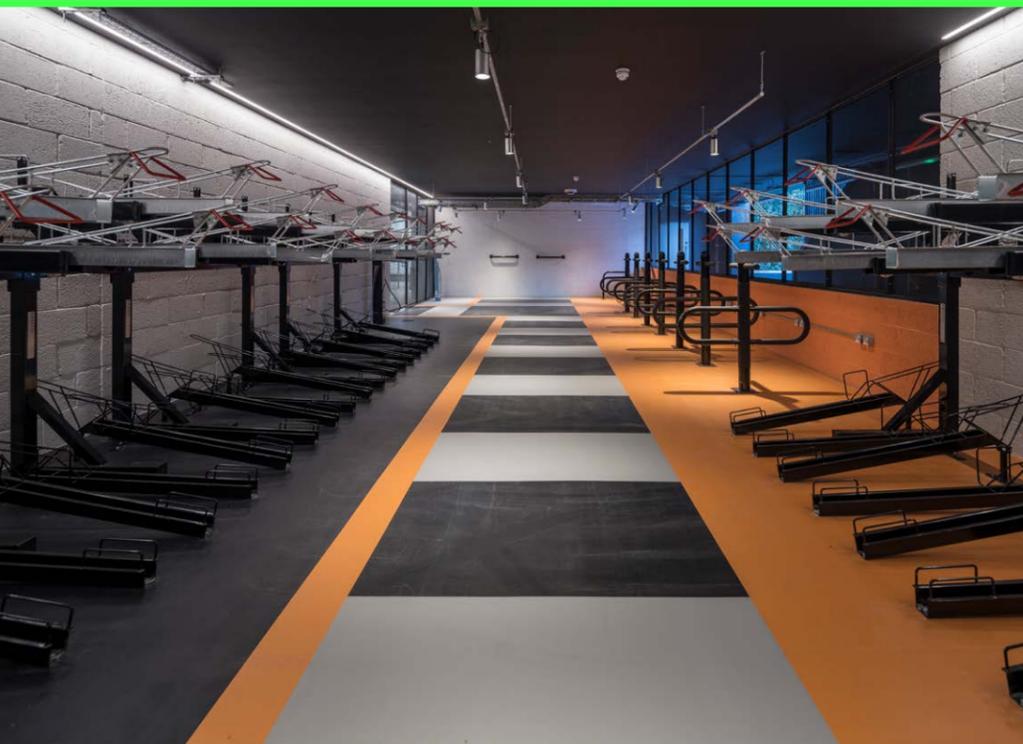
First floor breakout space ^

IT'S GOOD TO BE HERE.

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

HERE offers lower ground floor secure storage for 68 cycles, seven electric bikes, two hand cycles and five e-scooters with charge points. There is provision for a general maintenance area – all designed by 5 At Heart. Ample locker space and nine showers are also available – ensuring sustainable commuting is always a pleasure.

The building features treatment rooms and an onsite gym, so you can get that workout in, whenever suits you.



Secure cycle storage



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



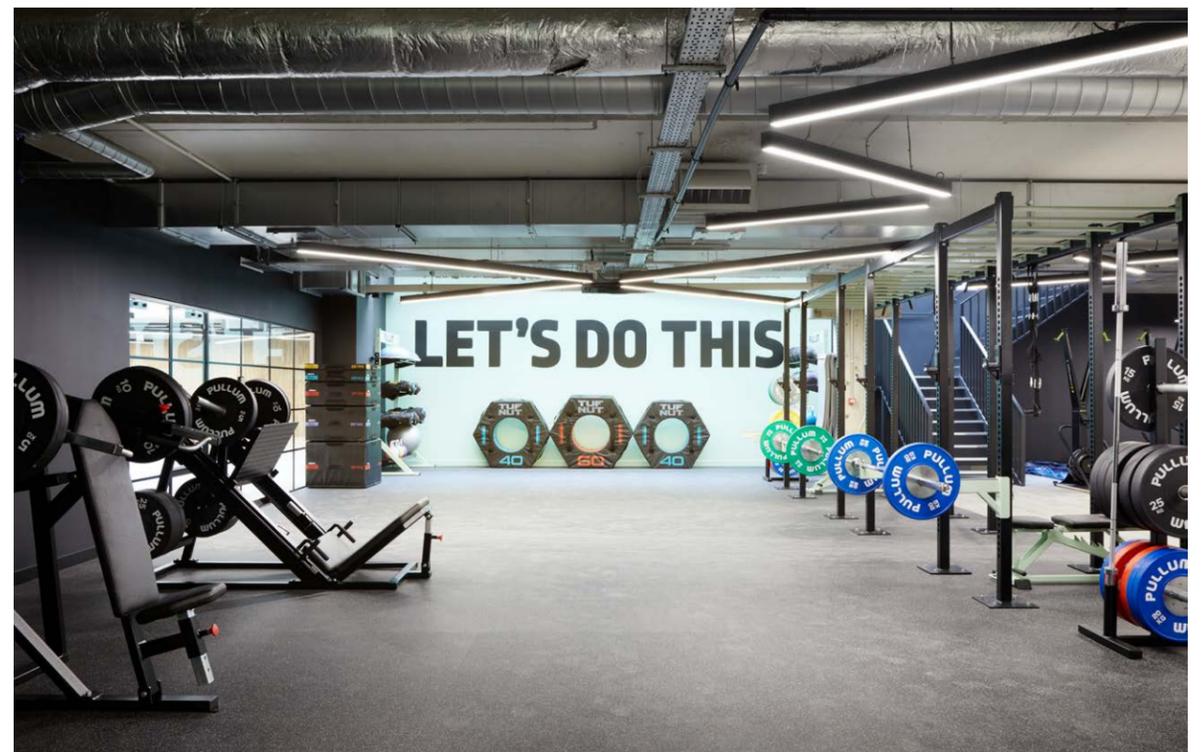
Cycle / scooter storage designed by 5 At Heart.



Locker storage and changing facilities



The changing area provides 132 lockers.



Onsite gym

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).



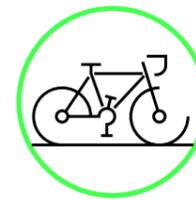
6,000 sq ft of exercise space, including outdoor gym.



HERE has its own take-away coffee bar and NOW has a lively café.



HERE coffee bar ^



Best-in-class end of journey facilities.



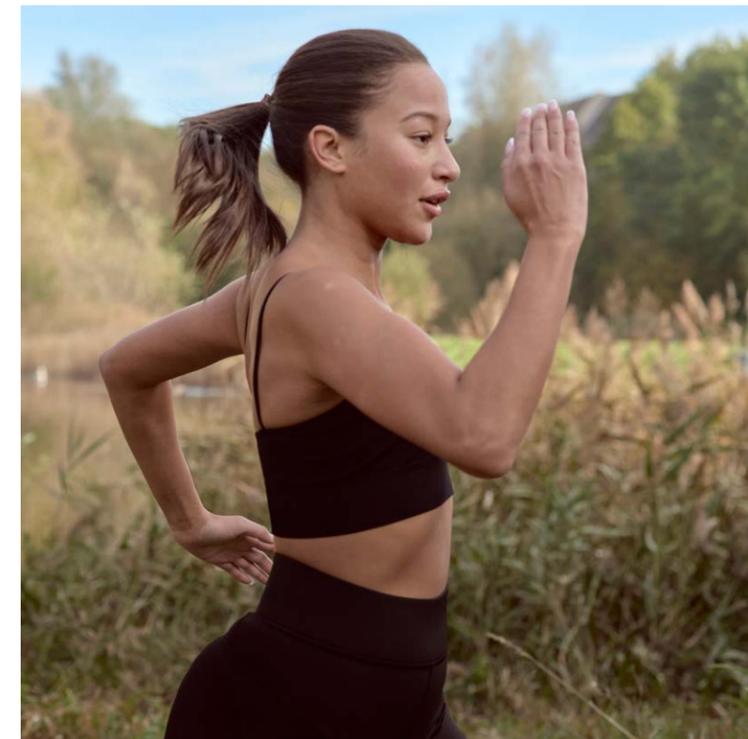
Running / walking / cycling trails in over 80 acres of wetland habitat.



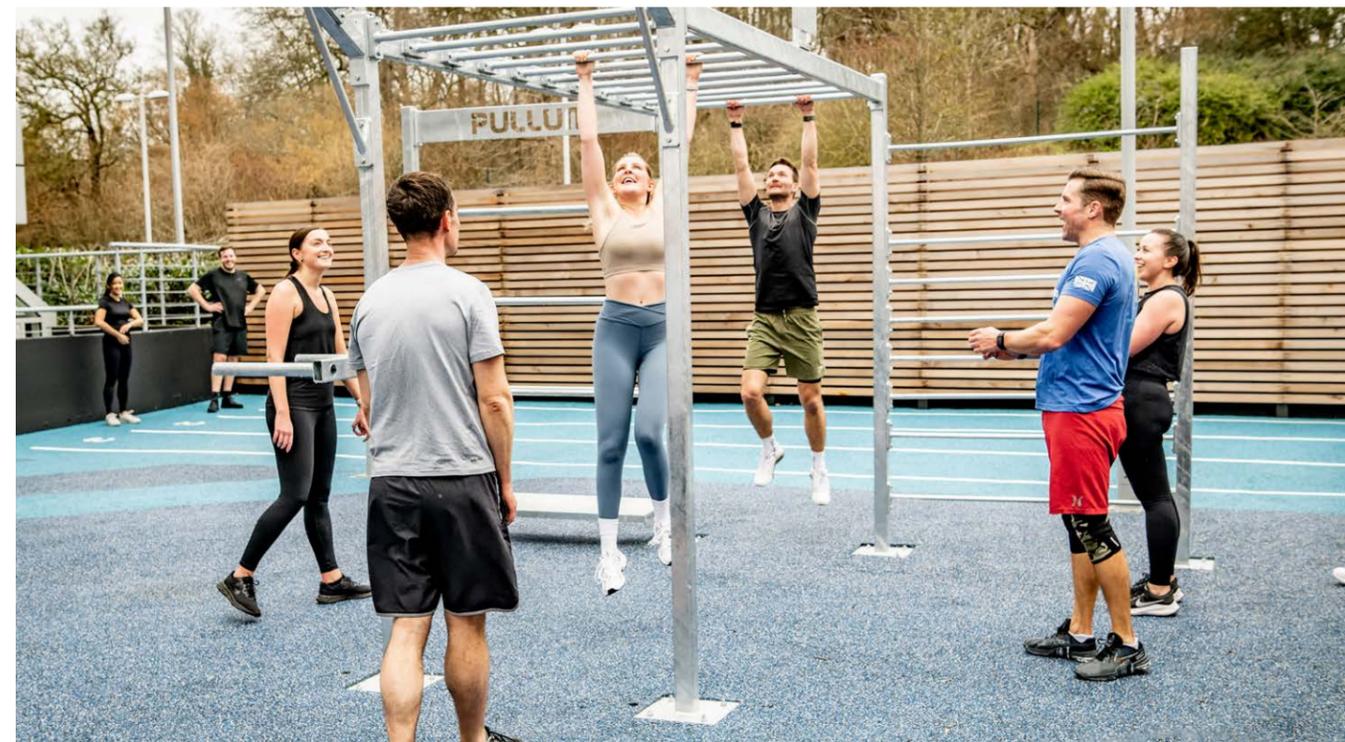
Wild meadows + lakes – the perfect spaces to step away and recharge.



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



Wetland running trails ^



Outdoor gym ^



Outdoor working and meeting rooms in The Treehouse pods.



Beehives contribute to the diverse ecosystem.



Beehives ^



Onsite gym ^



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



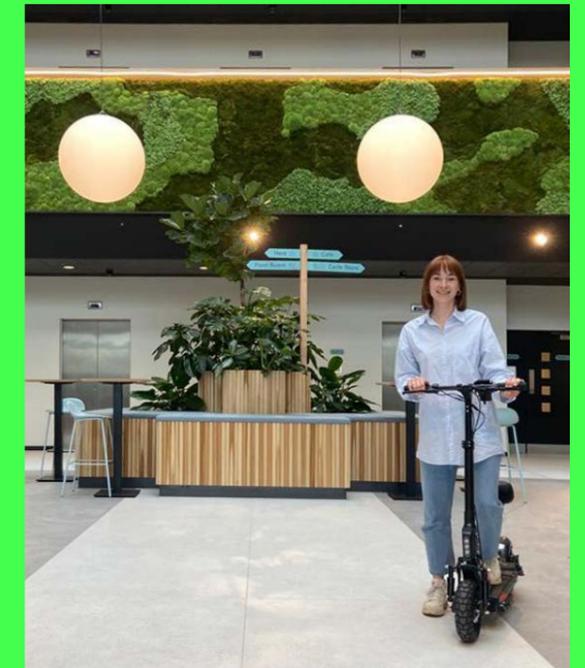
Outdoor cinema ^

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.



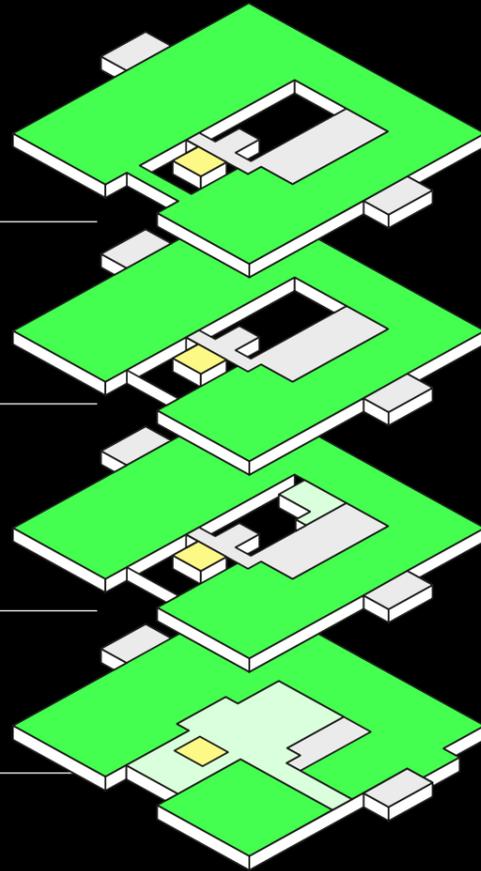


A Cat A blank canvas on the ground floor, for those who want to create their own space.

Ground floor space ^

HERE TO STAY.

Floor	Fit-out	Sq m	Sq ft
Third	Cat A	1,654	17,803
Second	Cat A	1,738	18,710
First	Cat A	1,757	18,909
Ground	Cat A	1,351	14,540
	Cat A	322	3,467
Total		6,822	73,429



● Office ● Atrium ● The Treehouse ● Core

All measurements are IPMS 3.

Basement

Gym 6,830 sq ft / 635 sq m

- ① Cycle Store 68
- ② Lockers 132
- ③ Showers 8
- ④ Treatment rooms 3

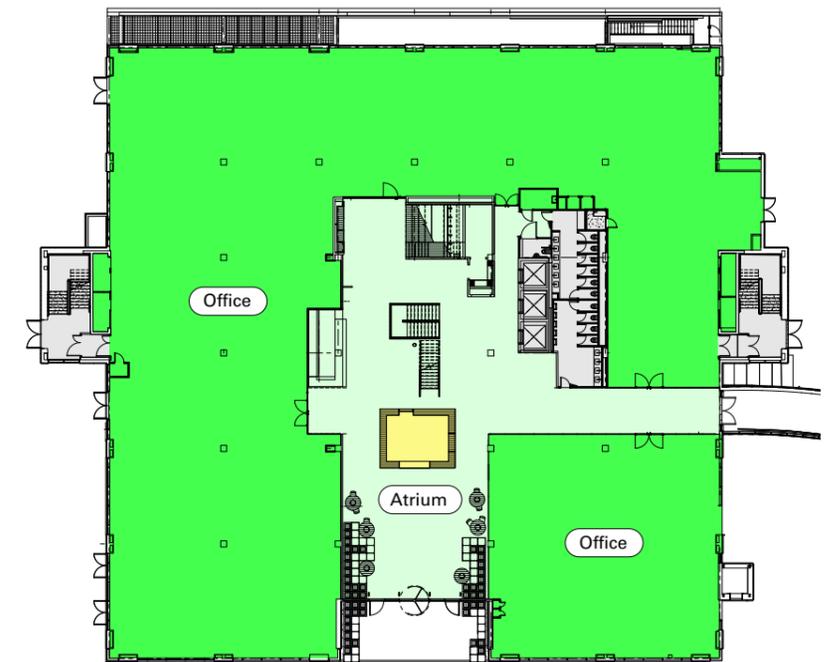


Ground Floor

18,007 sq ft / 1,673 sq m

Office 14,540 sq ft / 1,351 sq m

Office 3,467 sq ft / 322 sq m



- Office
- Atrium
- The Treehouse
- Core
- Car Park
- Cycle Store
- Gym
- Showers
- Treatment Rooms

Plans not to scale. Indicative only.

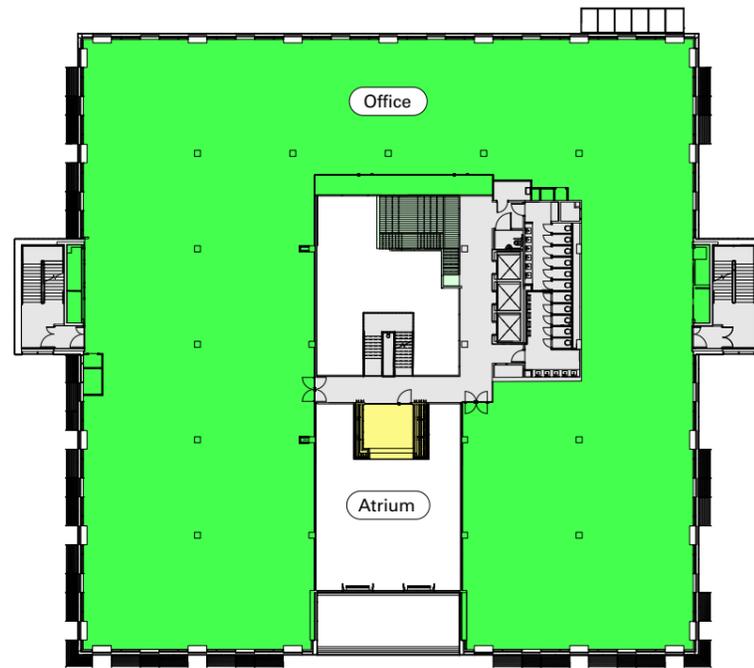


First Floor

18,909 sq ft / 1,757 sq m

Office 18,749 sq ft / 1,742 sq m

The Treehouse 160 sq ft / 15 sq m

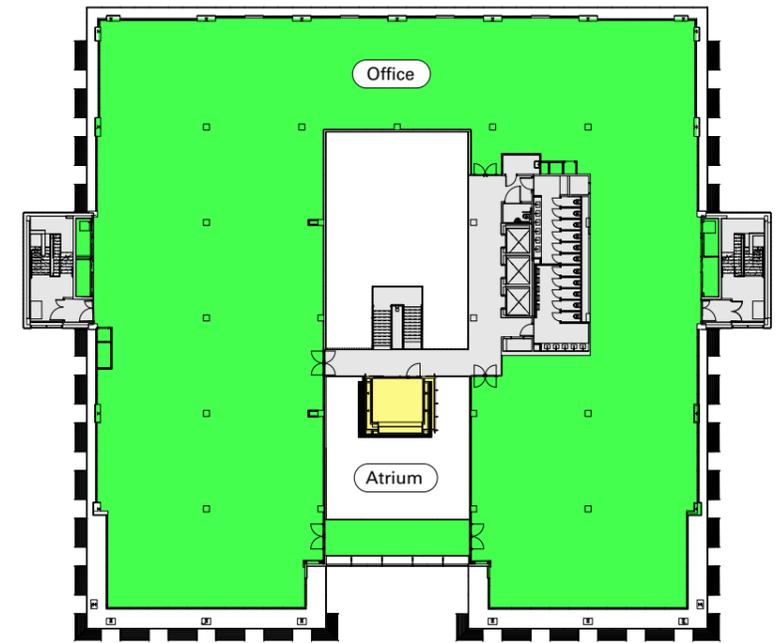


Third Floor

17,803 sq ft / 1,654 sq m

Office 17,640 sq ft / 1,639 sq m

The Treehouse 163 sq ft / 15 sq m

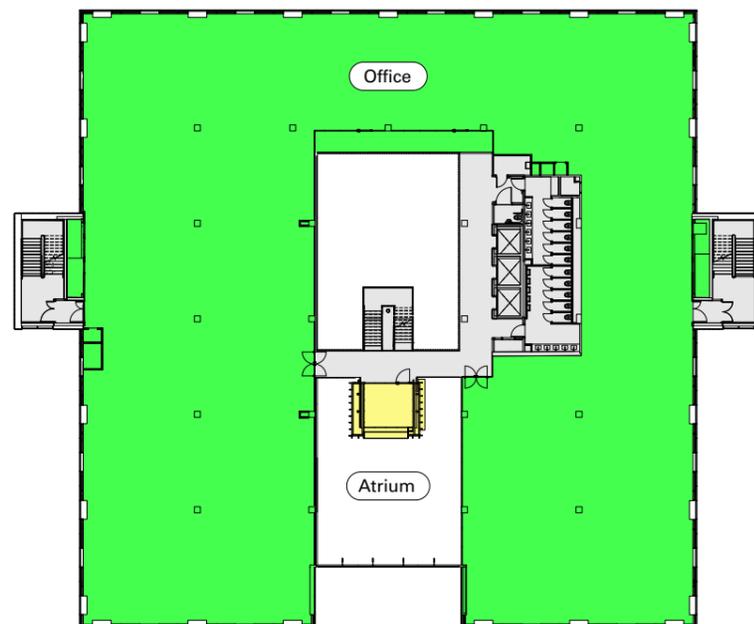


Second Floor

18,710 sq ft / 1,738 sq m

Office 18,528 sq ft / 1,721 sq m

The Treehouse 182 sq ft / 17 sq m



- Office
- The Treehouse
- Core

Plans not to scale. Indicative only.



Third floor space



The offices provide light, bright work spaces, designed to maximise productivity and wellbeing.

First floor space ^

NOW HERE THIS.

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

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

HERE 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.



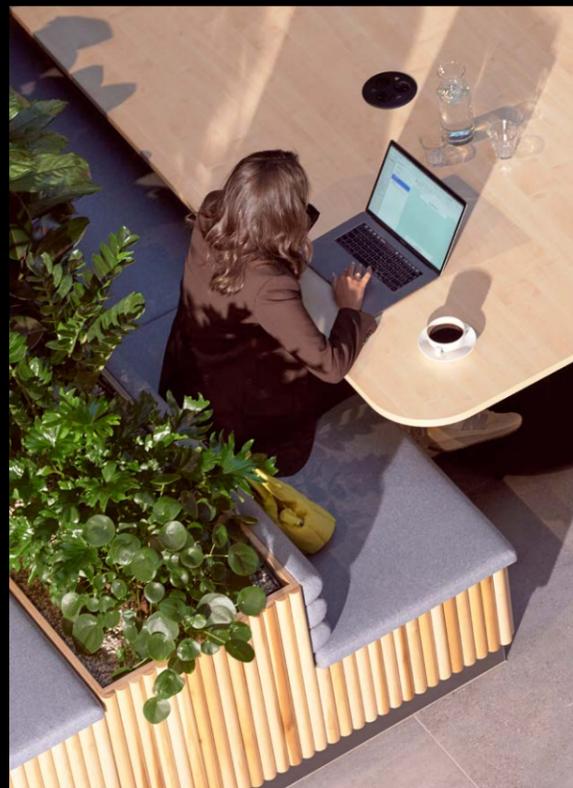
RESET® Air certification is the world’s first and only dedicated air quality monitoring standard.



10 electric charging points.



Natural planting, timber and soft furnishings will create a relaxed and welcoming social space.



Ground floor breakout space

BUILDING SPECIFICATION



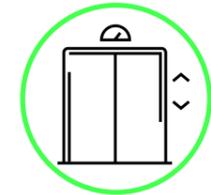
The building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network.



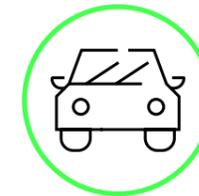
Diversified connection provided by Telcom with open protocol, dedicated connection to each floor and Wi-Fi in all common areas.



LED Linear pendant fittings with 350 LUX for screen based tasks.



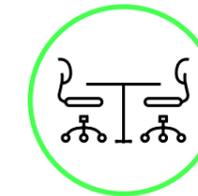
3x13 person passenger lifts designed to BCO standards.



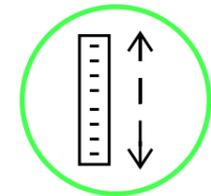
321 car parking spaces providing a ratio of 1:223.



VRF system providing fresh air at 12 L/s + 10% per person.



1:8 m² occupational density to provide occupational flexibility.



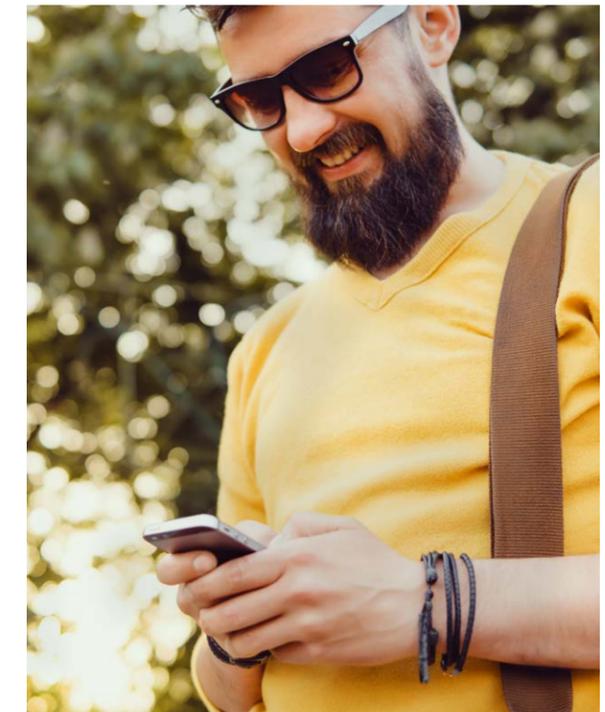
3.7m ceiling heights to provide staff with space to breathe and superb natural light.



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.



Caversham Boating – The Thames



The Corn Stores



Malmaison



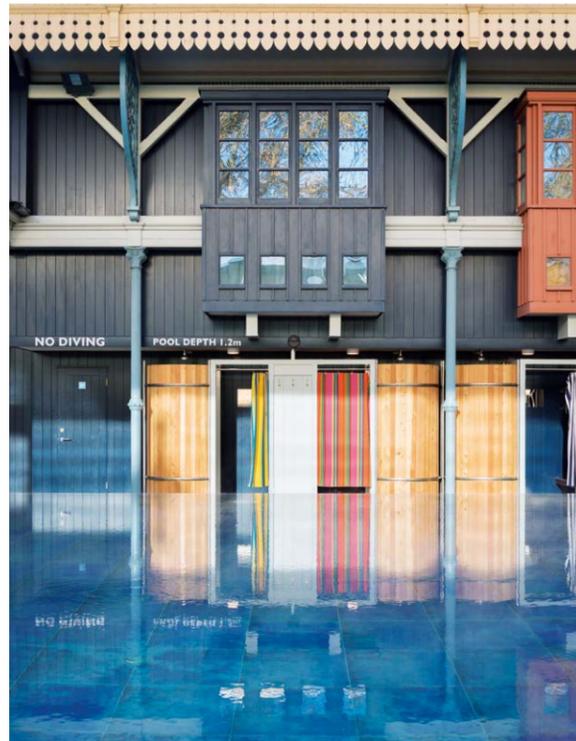
The Botanist Bar



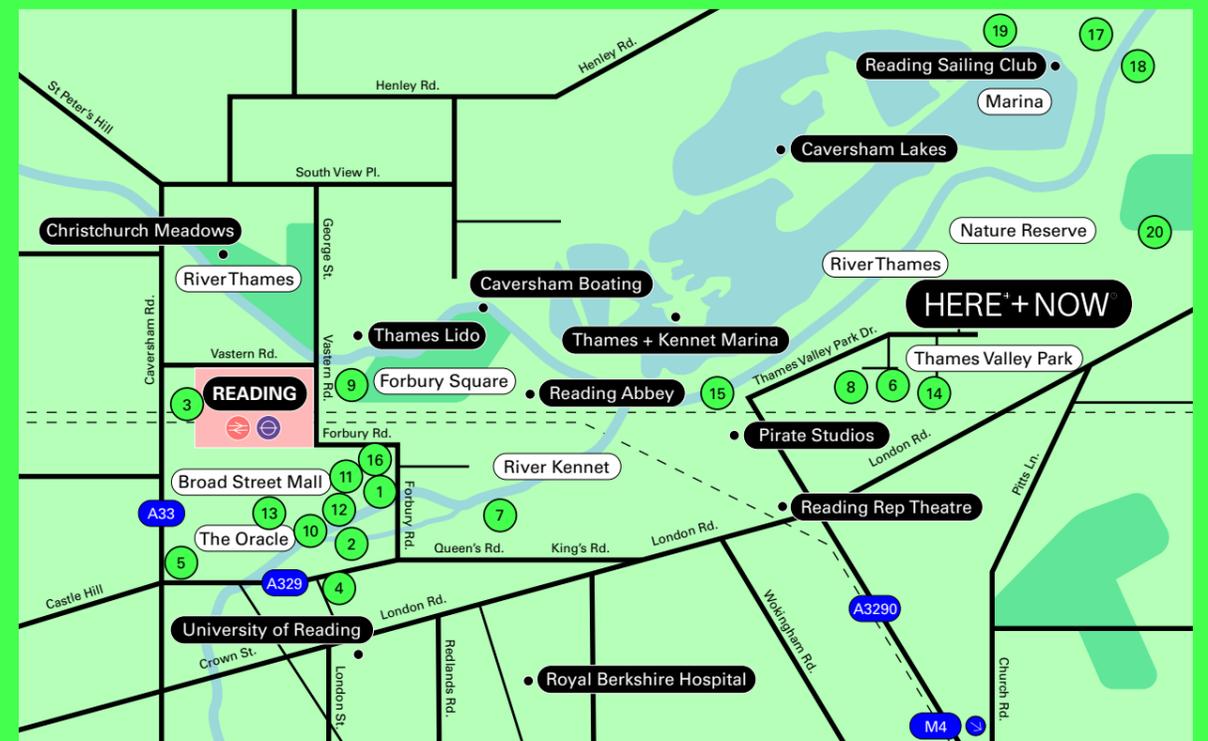
The Roseate Hotel



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.

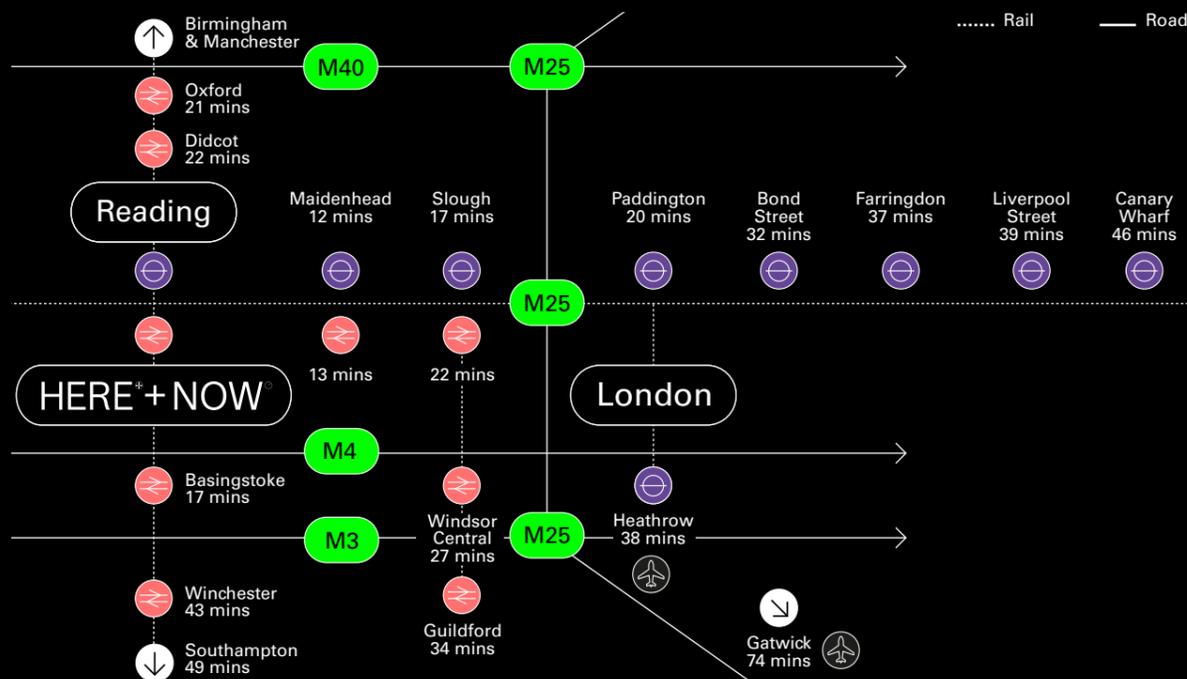


Reading	1.5	M24 (J15)	24
M4 (J10)	6	Oxford	26
M3 (J3)	16	Heathrow	27
Newbury	21	Central London	41
Slough	23	Gatwick	56



Oxford	21	Bristol	60
Paddington	23	Gatwick	74
Heathrow	27		

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

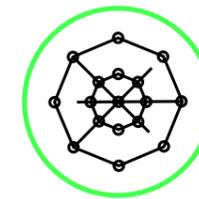


Map not to scale. Indicative only.
Journey times source: TfL + Google Maps

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.



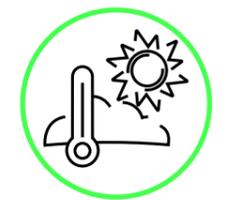
20% of graduates go on to live and work HERE.



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
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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.

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