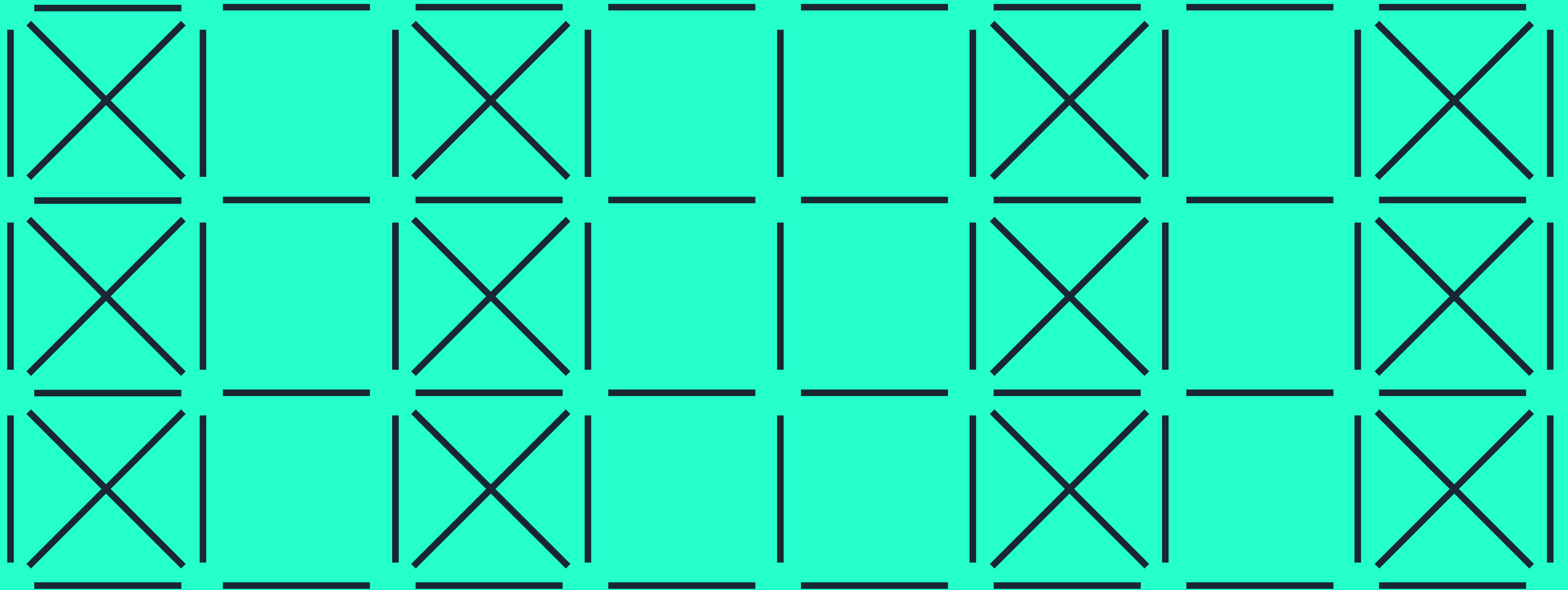


Great Brighams Mead

Vastern Road
Reading RG1

100,000 to
130,000 sq ft
HQ Office



Overview



CGI – front elevation
with plaza in foreground

Great Brighams Mead offers the complete workplace package for businesses seeking to grasp the future with both hands.



Location

Positioned in the heart of Reading town centre within a couple of minutes walk of a rail hub and the River Thames



Wellness personified

The ultimate on-site facilities and an abundance of amenity within a short walk



Sustainability

A recycled building in an inherently sustainable location helps you to meet your Net Carbon Zero targets



Tech / future proofed

Smart tech enabled to help drive your ESG strategy



Collaboration

Bring your employees together in a place that truly drives teamwork and workplace culture

Architects

For over 30 years Allford Hall Monaghan Morris principal focus has been the design of everyday buildings in the city.

Their belief that such buildings can, through intelligent design and a professional methodology, be made extraordinary.

Projects completed include:



**ALLFORD
HALL
MONAGHAN
MORRIS**

BBC

Redevelopment of
BBC TVC at White City

Google

CAT A and CAT B
design in new build and
Reinvention in the UK
and abroad

BURBERRY

At Horseferry House,
London CAT A
headquarters design

LinkedIn

At The Ray,
Farringdon Road
CAT A and CAT B design

facebook

Within
King's Cross P2

Executive Summary



Impressive, standout HQ of 100-130,000 sq ft



Variety of work and break-out spaces



Abundance of amenity



Designed for employee wellbeing



A highly sustainable refurbishment



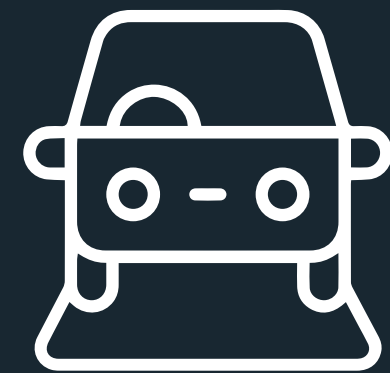
The largest floorplates in Reading Town Centre: 28-36,000 sq ft



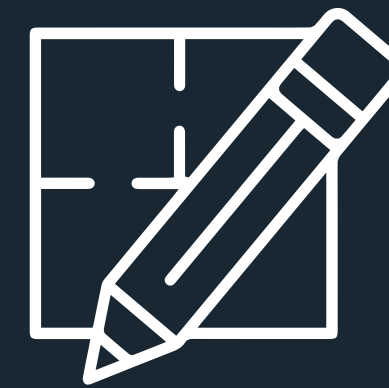
Flexible and efficient workspace for optimum collaboration



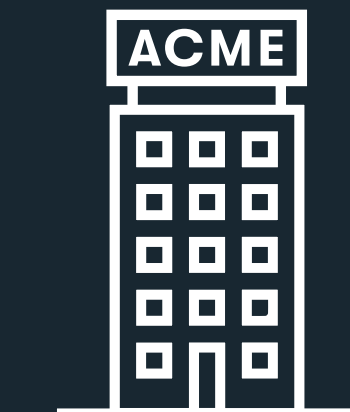
Future proofed via Smart Technology



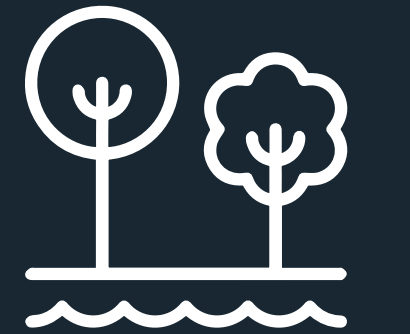
Exceptional parking provision – up to 132 spaces (1:863 sq ft)



Unique and striking design by celebrated architects, AHMM



Highly prominent building with exceptional branding opportunity



One minute walk from the scenic River Thames

The Location



One of the best places to live and work in the UK

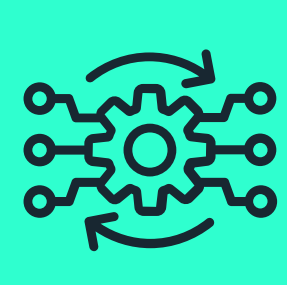
Reading has attracted companies from the creative and tech industries in recent years – thanks to the town’s vibrant local environment, diverse amenity offering and entrepreneurial spirit.



Reading is the **2nd highest performing centre** (PwC Good Growth of Cities Index 2021)



Reading is **2nd most friendly** city in Europe (FDI Awards)



Reading has the **highest digital tech revenue** in the UK outside of London (Tech Nation)



Reading is the UK’s **No.1 tech cluster** (Living Reading)



Reading University is in the **top 1% in the World**



20% of graduates go on to live and work in Reading



A population of 322,000 with house prices **25% lower** than Maidenhead



6th best retail town in the UK

Reading occupiers

Reading is home to 40% of the World’s biggest brands and 15,000 businesses.

BARTON
WILLMORE

BARCLAYS

pwc

EY

KAPLAN

Deloitte.

KPMG

CISCO

Gateley Plc

Microsoft

PRUDENTIAL

PEPSICO

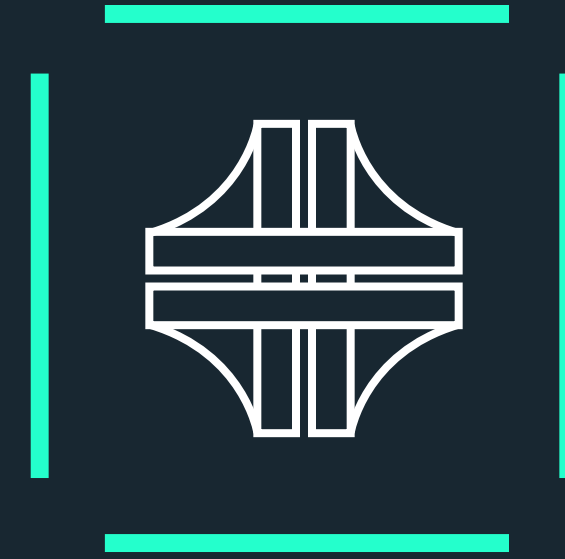
Virgin

3

Thames
Water

Connected by rail, road and by foot

Reading is a transport hub served by excellent road, rail, airport and bus services. Great Brighams Mead sits just 400 metres from Reading Train Station, which was subject to a £900m upgrade in 2014.



Reading is linked in all directions by rail and is the second busiest interchange outside of London with direct routes to almost every part of the UK.



From 2022, Elizabeth Line trains will start at Reading, operating through Central London to the east. Four trains an hour will connect London with the capital as Reading becomes a part of the London transport network for the first time.



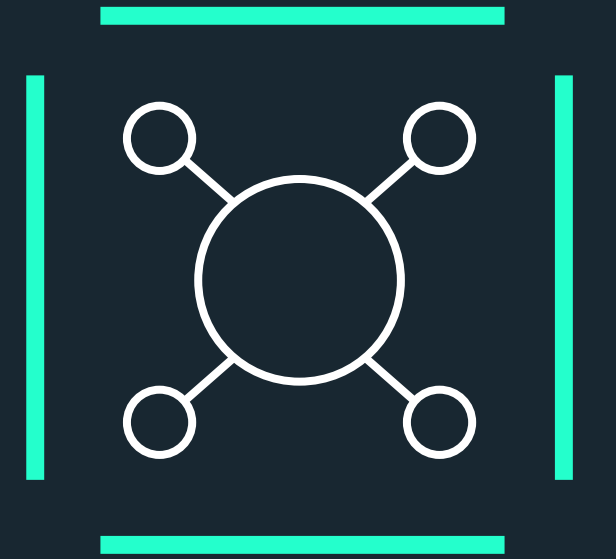
Reading is on the M4, the main motorway east-west from London to Wales and served by junctions 10 - 12. The city centre is just 2 miles north of Junction 11, with three park and rides on the edge of Reading.



Reading's local airport is Heathrow within 29 miles (less than 40 mins on the M4.) The dedicated RailAir link departs every 20 mins from Reading Station.

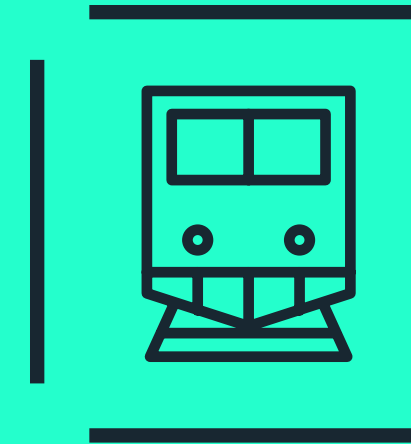


Reading town centre is highly accessible on foot. The vast majority of town amenity are within a 10 minute walk of Great Brighams Mead. Buses provide a regular service to Reading and the wider area.



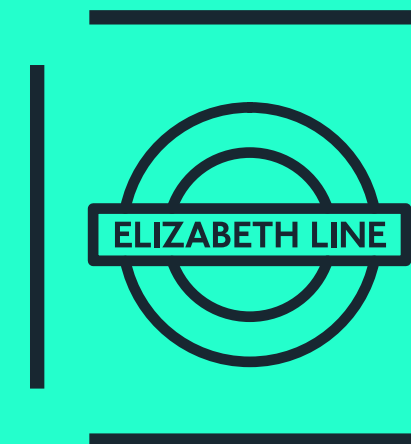
With Reading's excellent transport connectivity, proximity to London, access to amenity and green spaces, makes the town an attractive proposition for occupiers seeking to employ a Hub and Spoke model.

Key travel routes



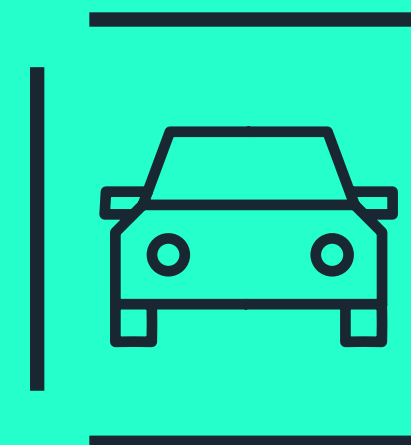
Rail

Maidenhead	12 mins
Slough	14 mins
Oxford	23 mins
Paddington	24 mins
Windsor Central	29 mins
Heathrow (RailAir)	38 mins
Southampton	46 mins
Bristol	53 mins
Birmingham	93 mins
Cardiff	94 mins



Elizabeth Line

Maidenhead	12 mins
Slough	21 mins
Hayes & Harlington	33 mins
Heathrow	38 mins
Paddington	50 mins
Bond Street	53 mins
Tottenham Court Road	55 mins
Farringdon	58 mins
Liverpool Street	61 mins
Whitechapel	64 mins



Car

M4 (J11)	3.5 miles
Wokingham	11 miles
Maidenhead	19 miles
M3 (J3)	16 miles
Slough	23 miles
M25 (J15)	24 miles
Oxford	26 miles
Heathrow	27 miles
Central London	44 miles
Birmingham	103 miles

Spoilt for choice



- 1 Christchurch Bridge over River Thames
- 2 Tamp Culture Coffee
- 3 Reading Rowing Club
- 4 Mal Masion
- 5 Oakford Social Club
- 6 The Oracle Shopping & Leisure Centre
- 7 Mal Masion
- 8 Thames Lido



Reading caters for all tastes and occasions. From The Oracle shopping centre with high street favourites, cinemas music and arts at The Hexagon and a wide range of sports facilities and activities.

The local scene



Bars and restaurants

- 1 Caffeine & Cocktails
- 2 Cerise
- 3 Griffin
- 4 Island Bar & Restaurant
- 5 London Street Brasserie
- 6 Miller & Carter
- 7 Oakford Social Club
- 8 The Corn Stores
- 9 The Tasting House
- 10 Three Guineas
- 11 TGI Fridays
- 12 Vegivores

Coffee shops and cafés

- 1 Costa Coffee
- 2 C.U.P.
- 3 Lincoln Coffee House
- 4 Picnic Foods
- 5 Shed
- 6 Starbucks
- 7 Whittington's Tea Barge
- 8 Workhouse Coffee

Hotels and leisure

- 1 Caversham Boat Services
- 2 Christchurch Meadows
- 3 Forbury Gardens
- 4 Ibis Hotel
- 5 King's Meadow
- 6 Malmaison
- 7 Reading Rowing Club
- 8 Street Food Market
- 9 The Forbury
- 10 The Hexagon Theatre
- 11 The Oracle Shopping Centre
- 12 Vue Cinema

Gyms

- 1 F45 Gym
- 2 PureGym
- 3 Refresh Health
- 4 Revive Healthclub & Spa
- 5 Thames Lido

Local shops

- 1 Aldi
- 2 Hotel Chocolat
- 3 Majestic Wine
- 4 Waitrose

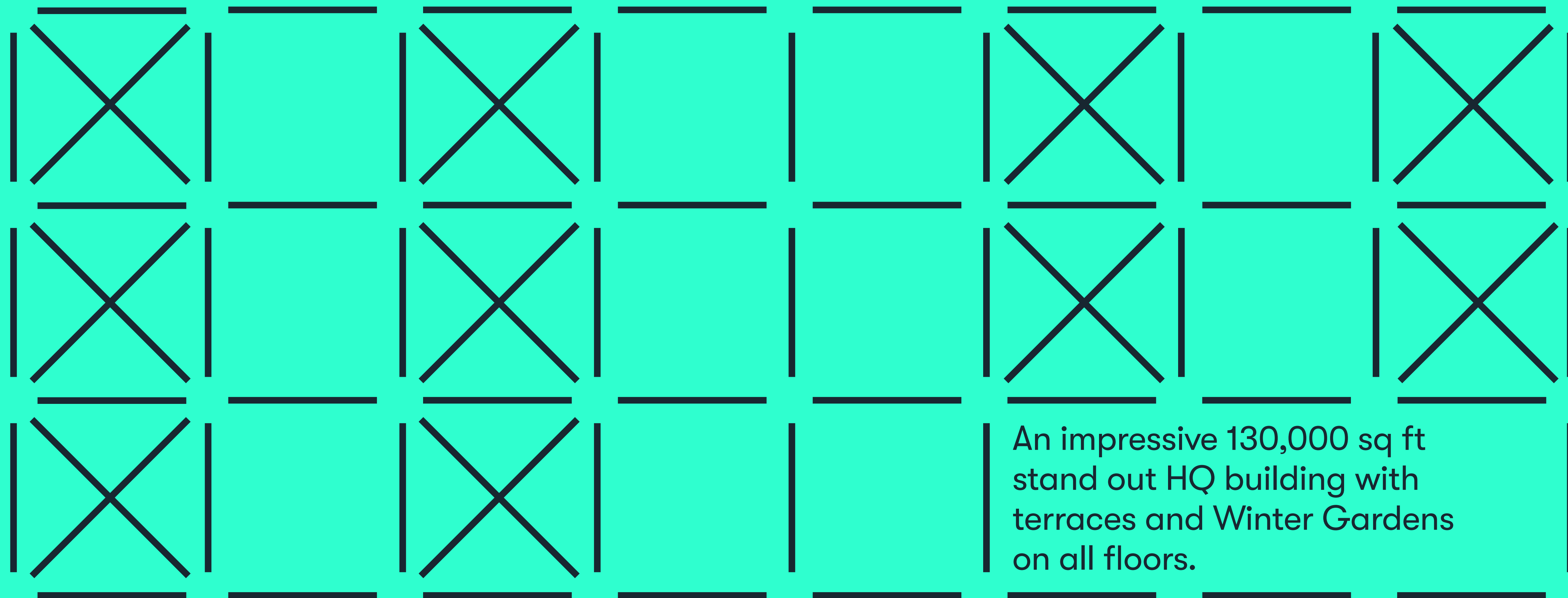


The Building



CGI – approach

Design Option 1 – 130,000 sq ft





CGI – approach

Accommodation

Floor	Use	Sq Ft	Sq M
Third	Office	24,809	2,305
	Terrace	11,475	1,066
Second	Office	35,955	3,340
	Winter garden terrace	1,076	100
First	Office	33,595	3,121
	Winter garden terrace	1,076	100
Ground	Office	22,539	2,094
	Reception	6,802	632
	Café	1,829	170
	Auditorium	2,139	199
	Plaza	10,000	929
Total (excluding terraces)		127,668	11,861
Grand total (excluding plaza)		141,295	13,127

*Terrace area excluded from total area.
 Figures stated are IPMS 3 and are subject to final measurement.





CGI – reception

Ground Floor Plan

Offices

22,539 sq ft / 2,094 sq m

Reception

6,802 sq ft / 632 sq m

Café

1,829 sq ft / 170 sq m

Auditorium

2,139 sq ft / 199 sq m

Plaza

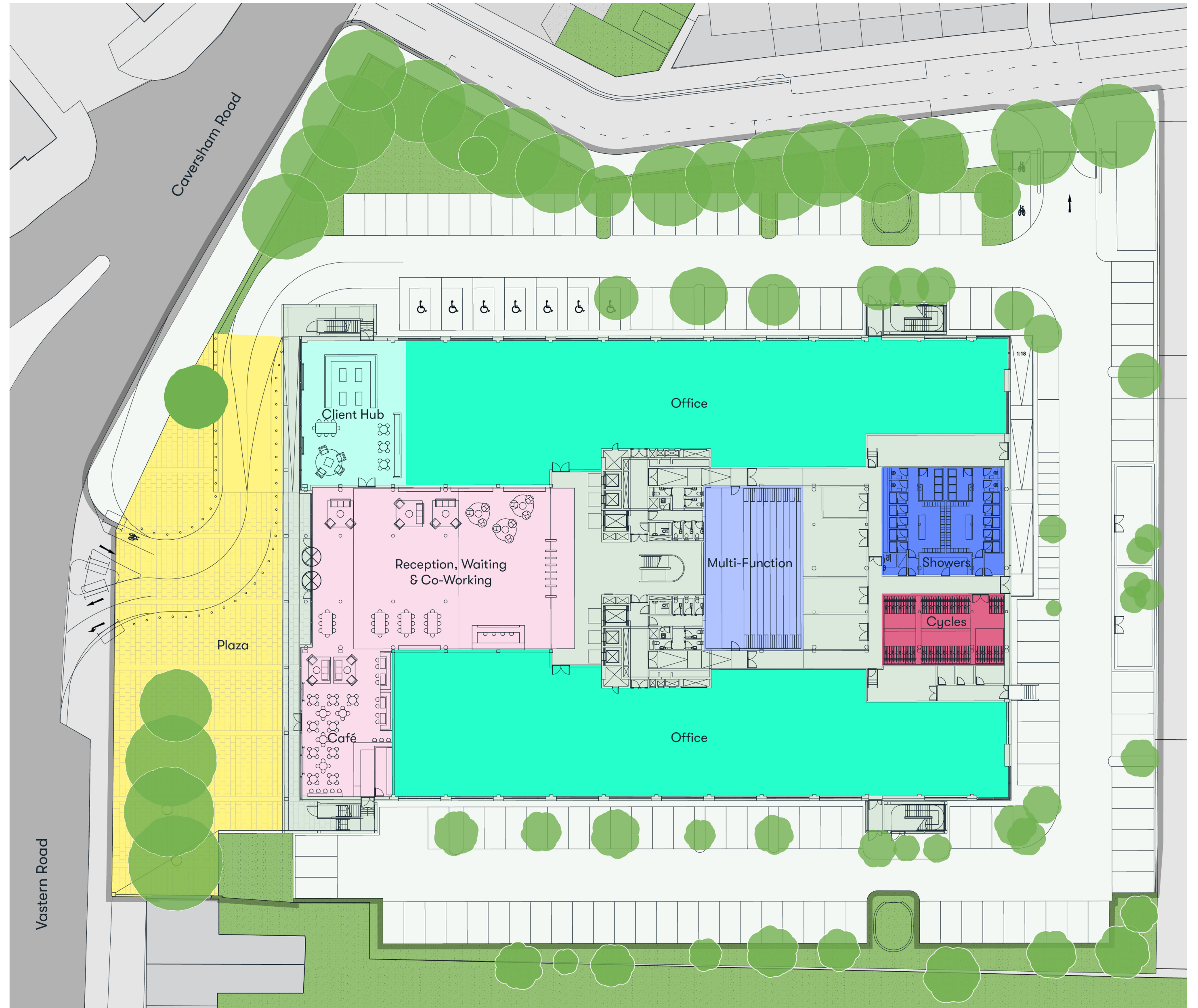
10,000 sq ft / 929 sq m

- Office
- Reception & café
- Auditorium

- Plaza
- Core
- Showers
- Cycles



For indicative purposes only.
Not to scale.





CGI - atrium



CGI – indicative floorplate.

First Floor Plan

Offices

33,595 sq ft / 3,121 sq m

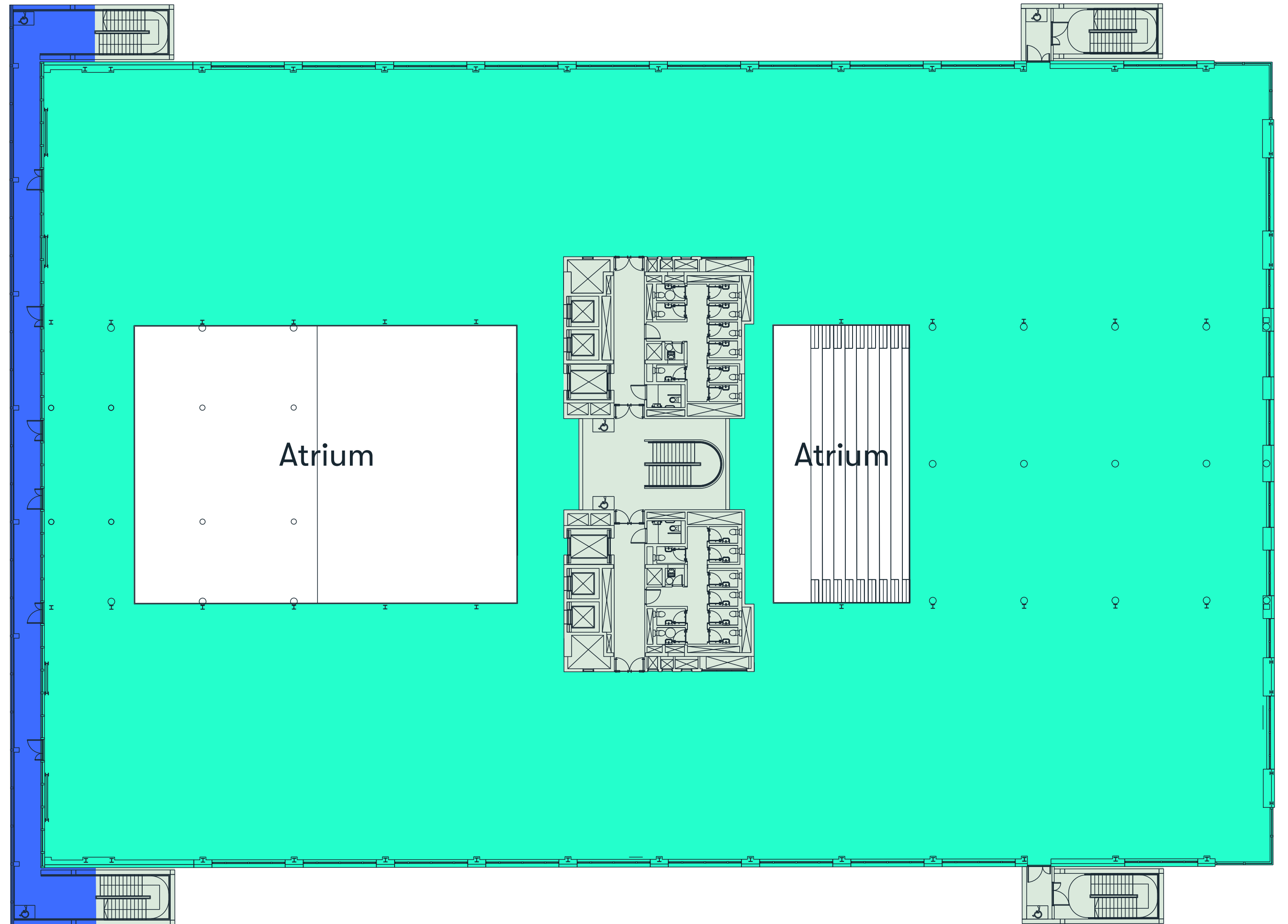
Winter Garden

1,076 sq ft / 100 sq m

- Office
- Winter Garden
- Core



For indicative purposes only.
Not to scale.



Second Floor Plan

Offices

35,955 sq ft / 3,340 sq m

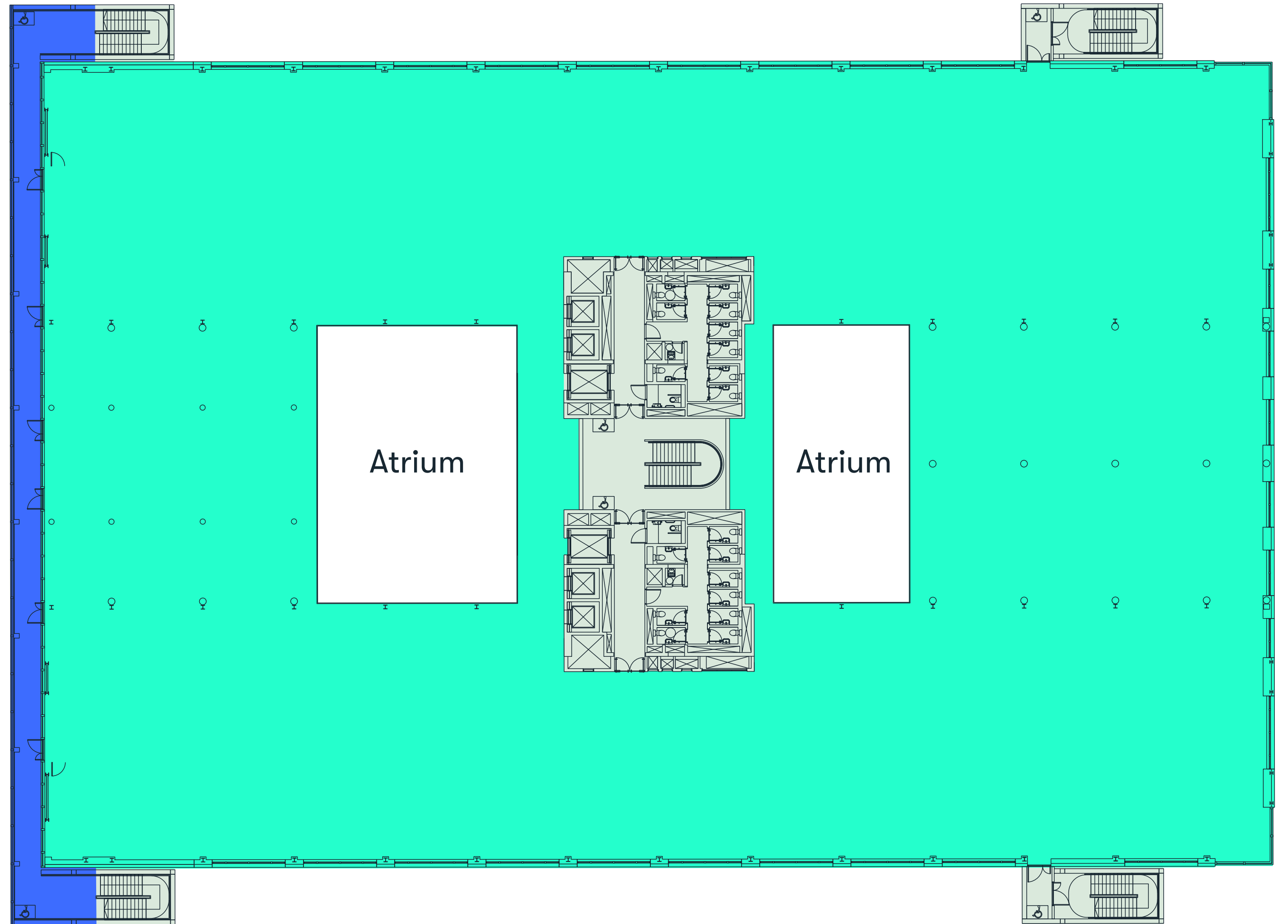
Winter Garden

1,076 sq ft / 100 sq m

- Office
- Winter Garden
- Core



For indicative purposes only.
Not to scale.



Third Floor Plan

Offices

24,809 sq ft / 2,305 sq m

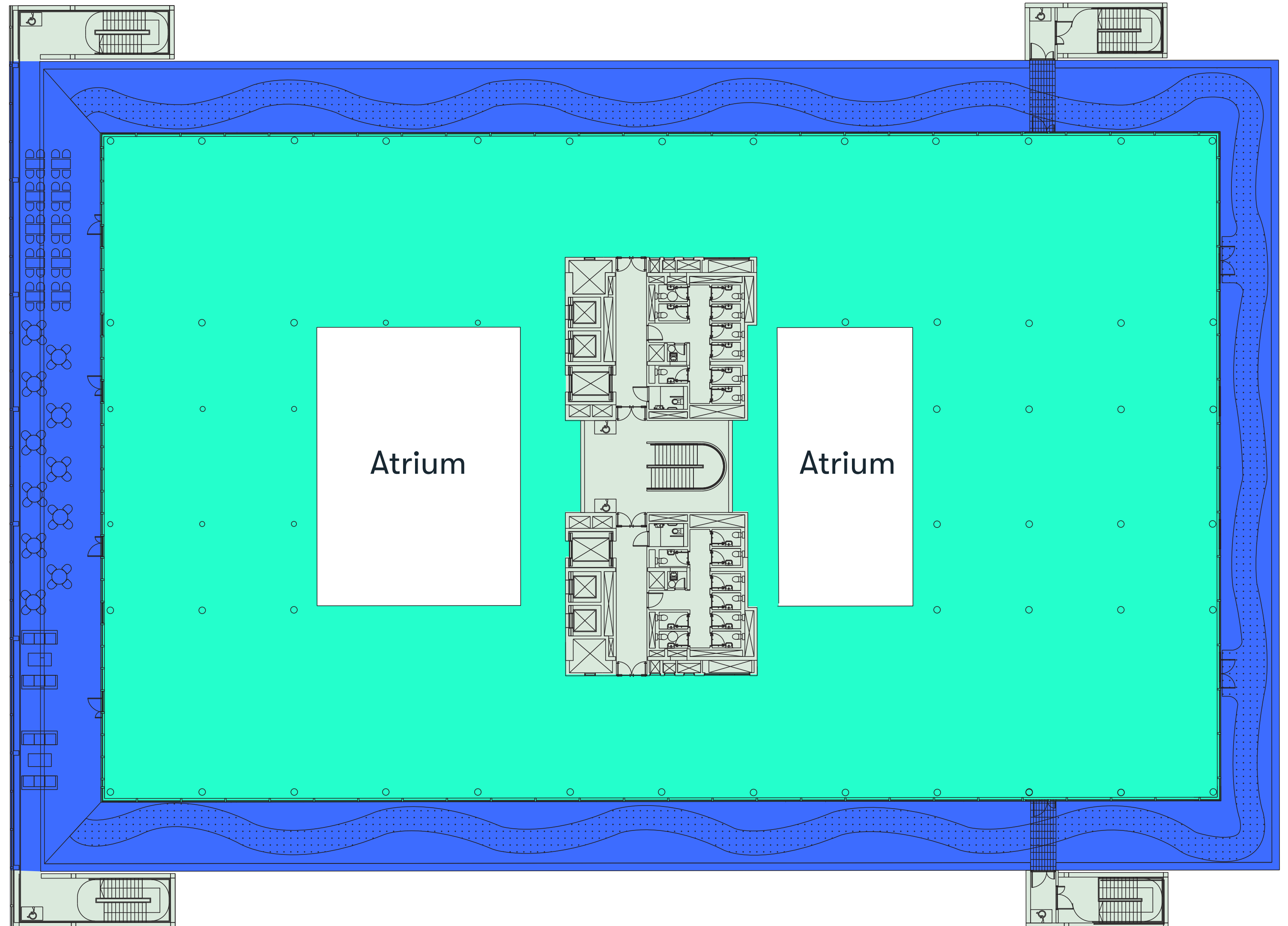
Terrace

11,475 sq ft / 1,066 sq m

- Office
- Terrace and roof walk
- Core



For indicative purposes only.
Not to scale.



CGI – multi-functional



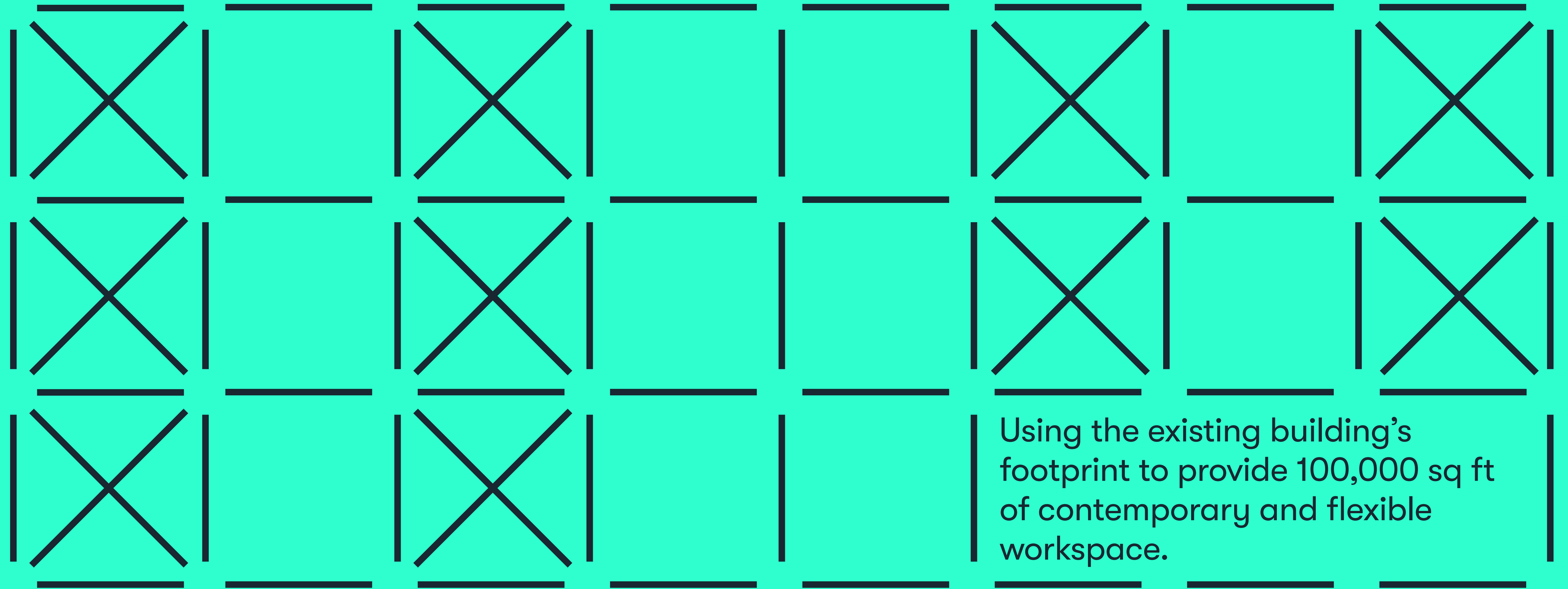
CGI – possible rooftop terrace



CGI – roof walk



Design Option 2 – 100,000 sq ft





GREAT
EIGHAMS
MEAD

CGI - approach

Design Option 2 – 100,000 sq ft

- Office
- Reception
- Shower & changing facilities
- Cycles
- Core



For indicative purposes only.
Not to scale.

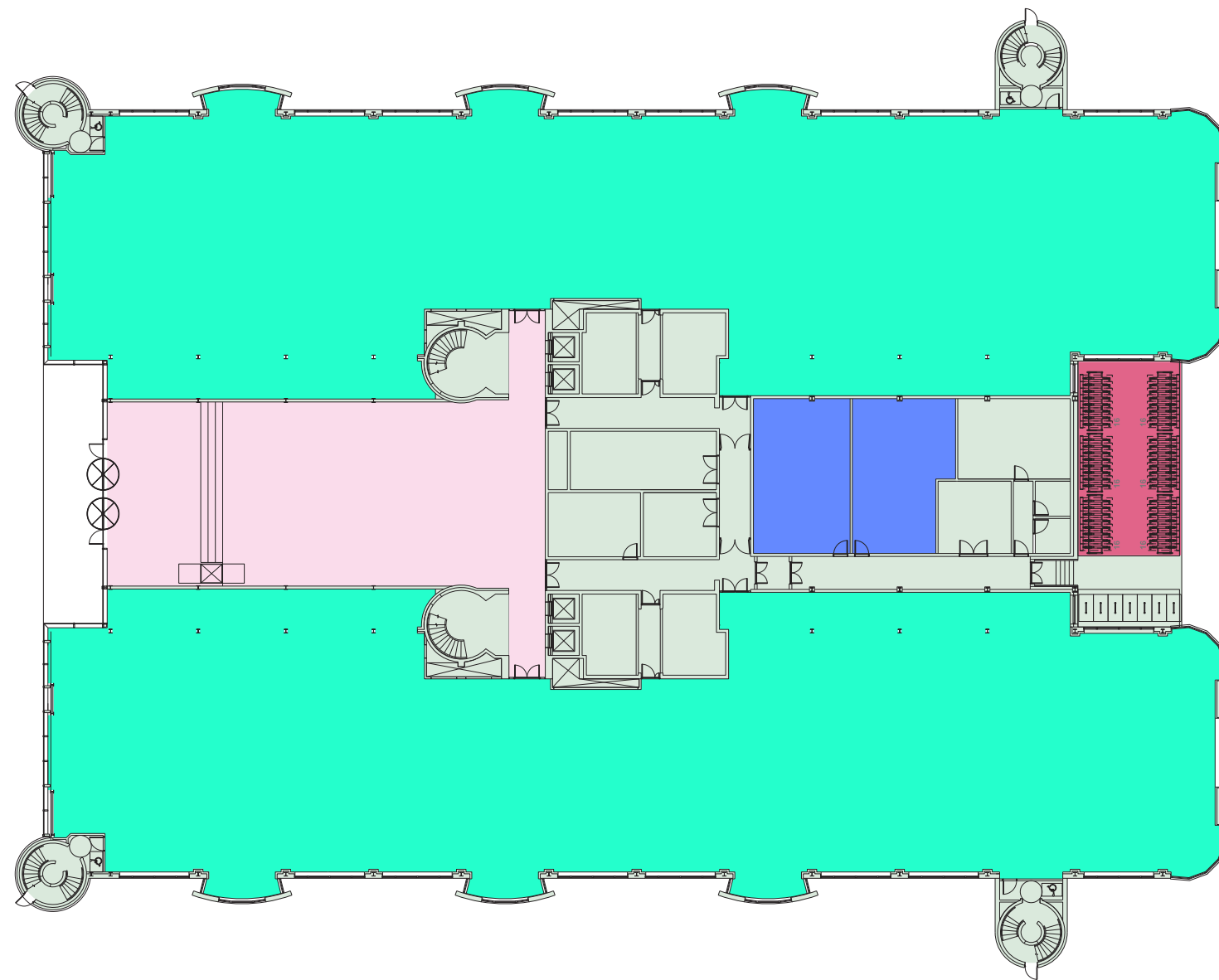
Floor	Use	Sq Ft	Sq M
Third	Roof Terrace	2,250	209
Second	Office	33,283	3,092
First	Office	32,618	3,030
Ground	Office	29,846	2,773
	Reception	4,409	410
Total Office (excluding reception)		95,747	8,895
Total Office		100,156	9,305

*Terrace area excluded from total area.
Figures stated are IPMS 3 and are subject to final measurement.

Ground

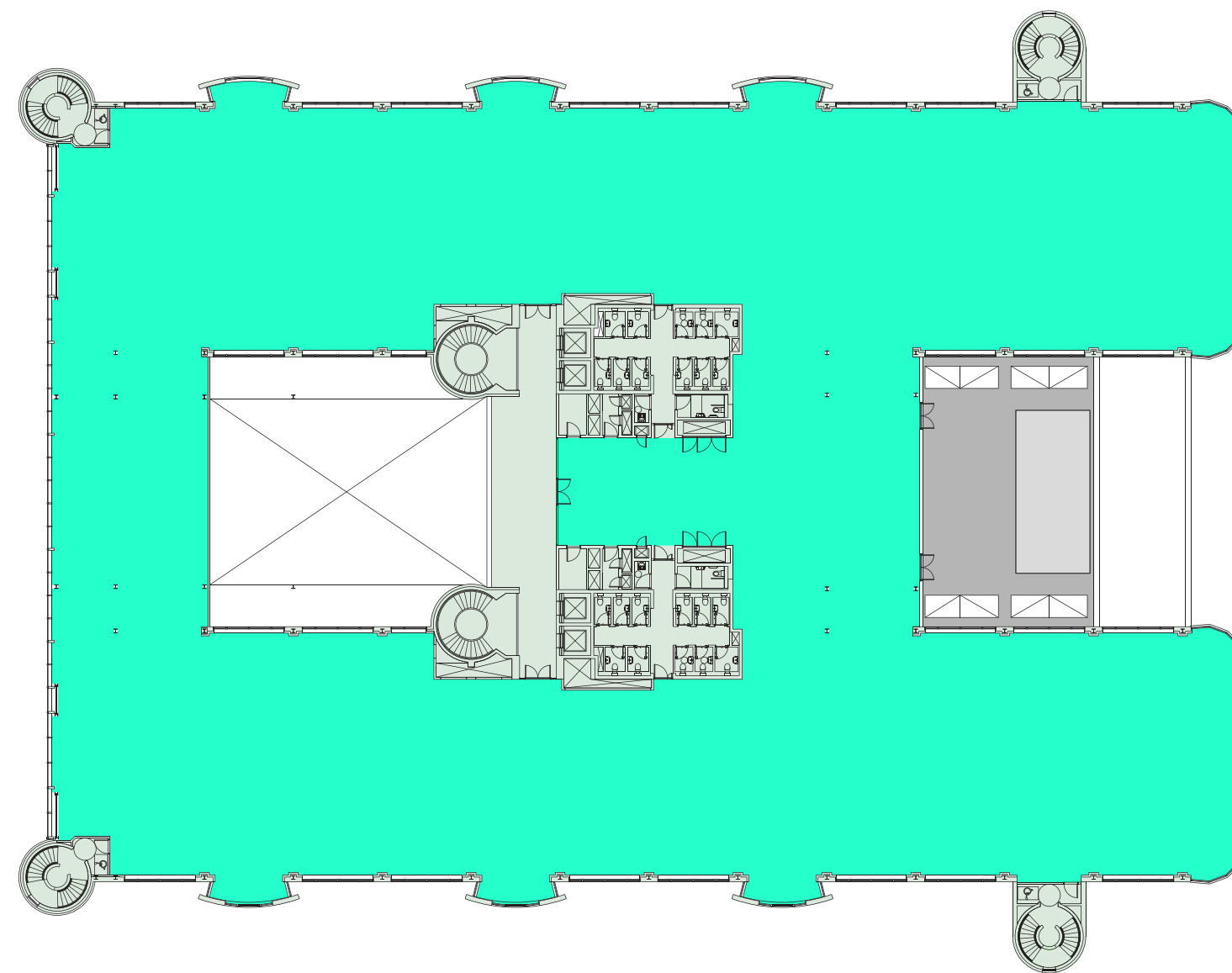
Office: 29,846 sq ft / 2,773 sq m

Reception: 4,409 sq ft / 410 sq m



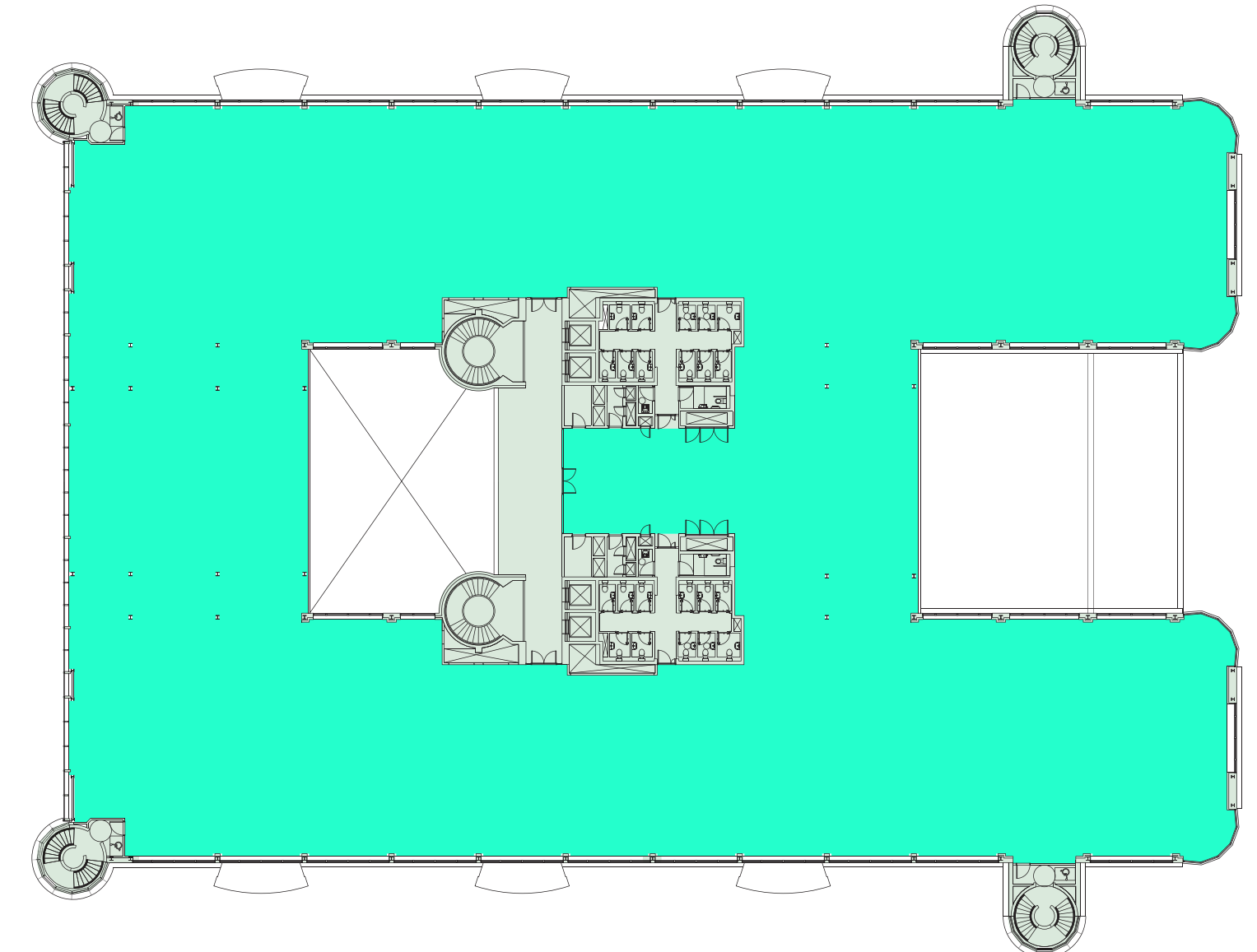
First

32,618 sq ft / 3,030 sq m



Second

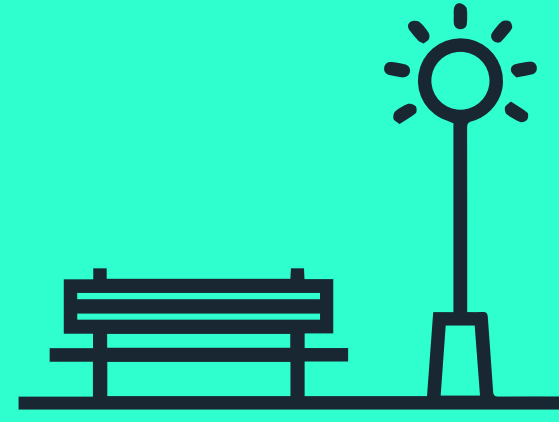
33,283 sq ft / 3,092 sq m



Summary Specification



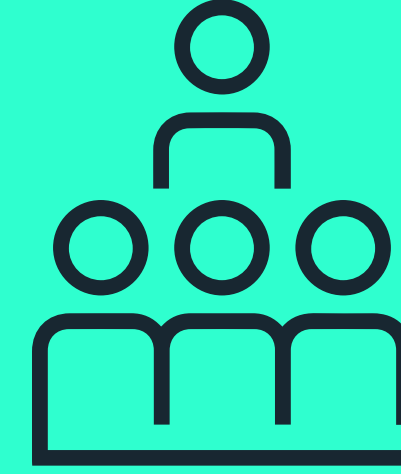
1:8 sq m
occupational density



A welcoming
entrance plaza



Striking
reception area



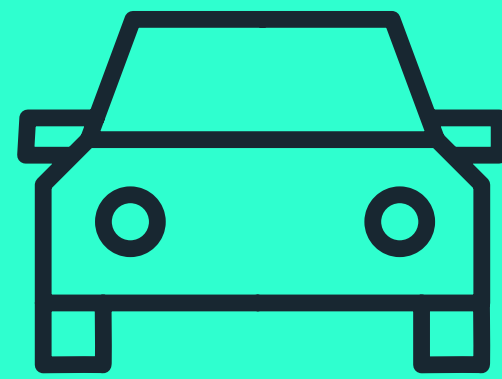
Multi-use
auditorium



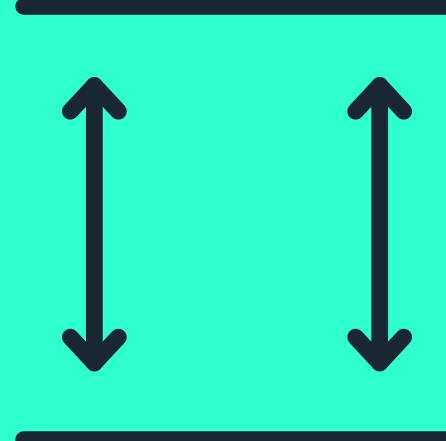
116 bike parking
spaces



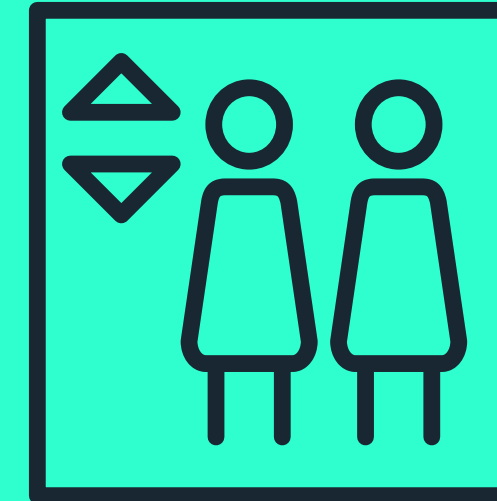
19
showers



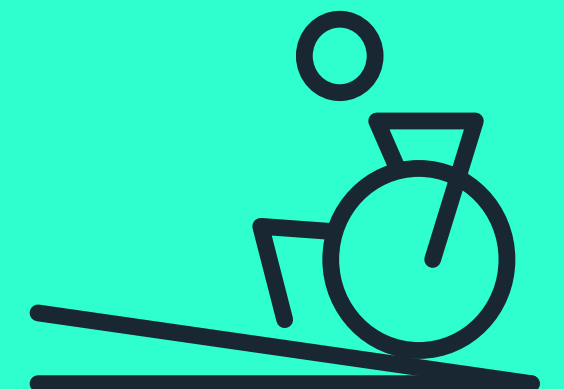
132 car parking spaces
(+ 14 motorcycle bays)



2.75 - 3.75m floor
to ceiling heights



6 x 12
person lifts

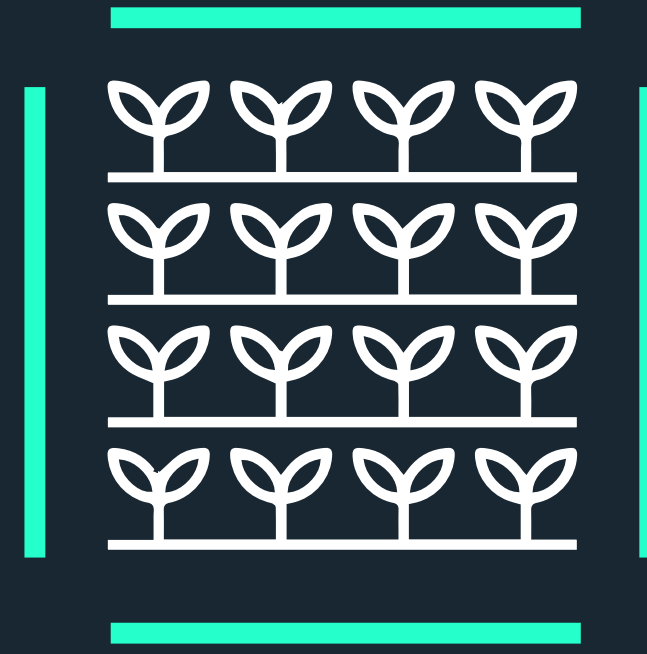


DDA
compliant

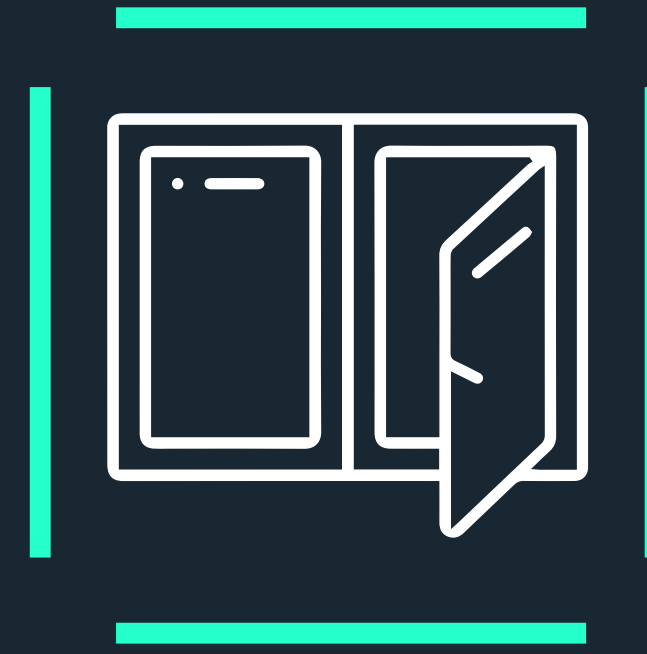
Wellness



Design Option 1 is designed to be WELL Building Institute enabled



Larger scheme has a biophilic design and outdoor space on every floor



Openable windows and impressive floor to ceiling heights



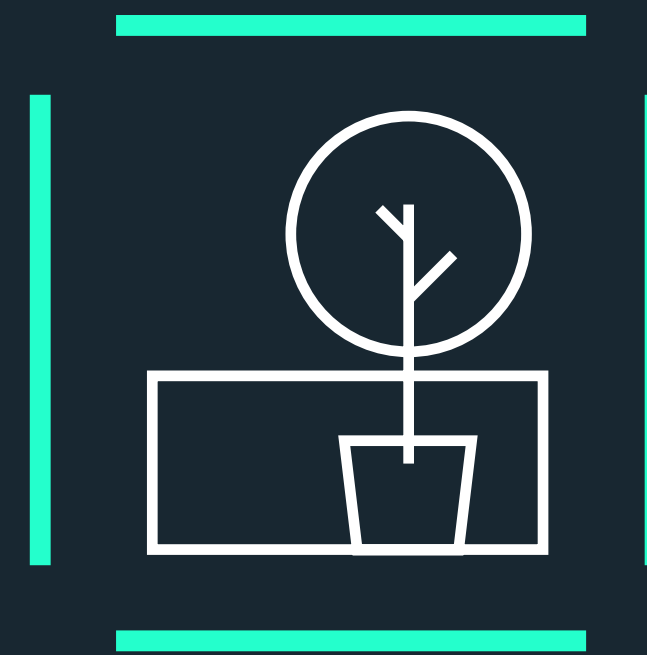
Secure cycle parking and maintenance facilities



Generous communal areas for break-out and circulation



12 litres per second fresh air rate per person

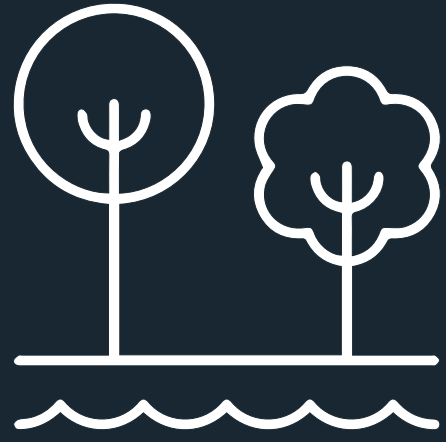


Roof terraces for break-out and fitness classes



Generous end of journey facilities

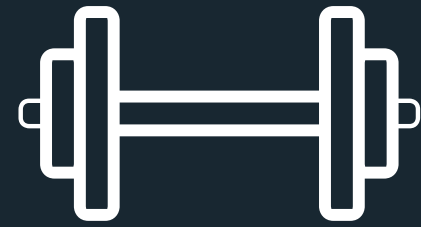
Wellness



Located on the River Thames – perfect for walks and also a national cycleway



Opportunity for on-site café



8 gyms within a 9 minute walk including 200 metres to PureGym

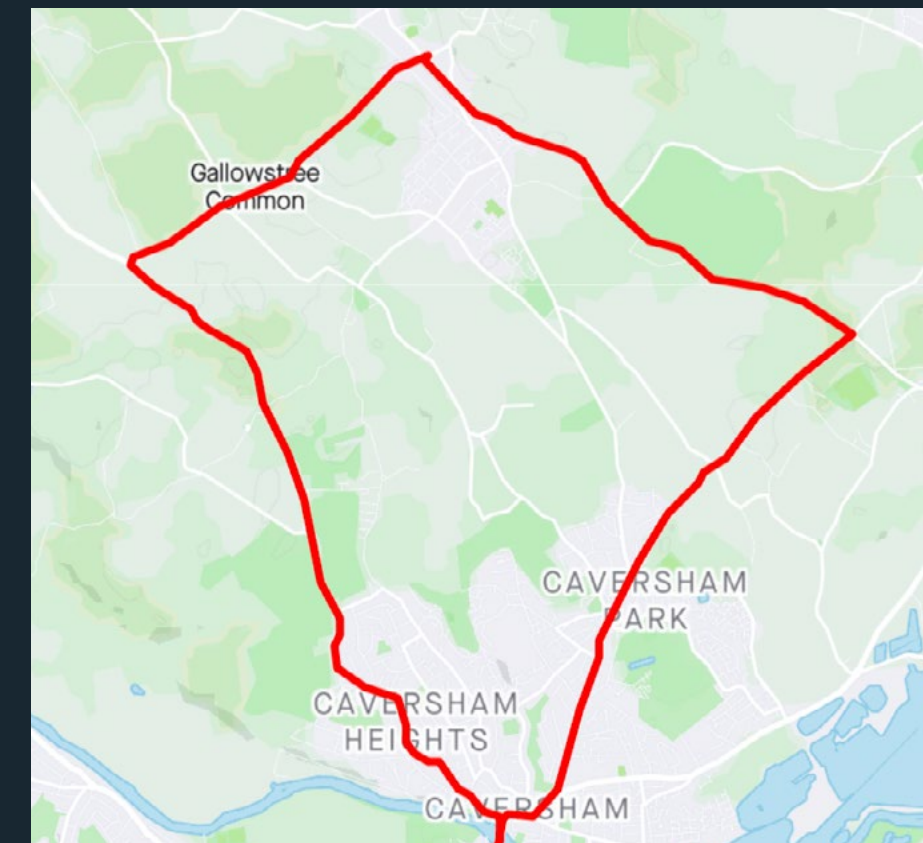


New footbridge connects to Christchurch Meadow and tennis courts

Strava

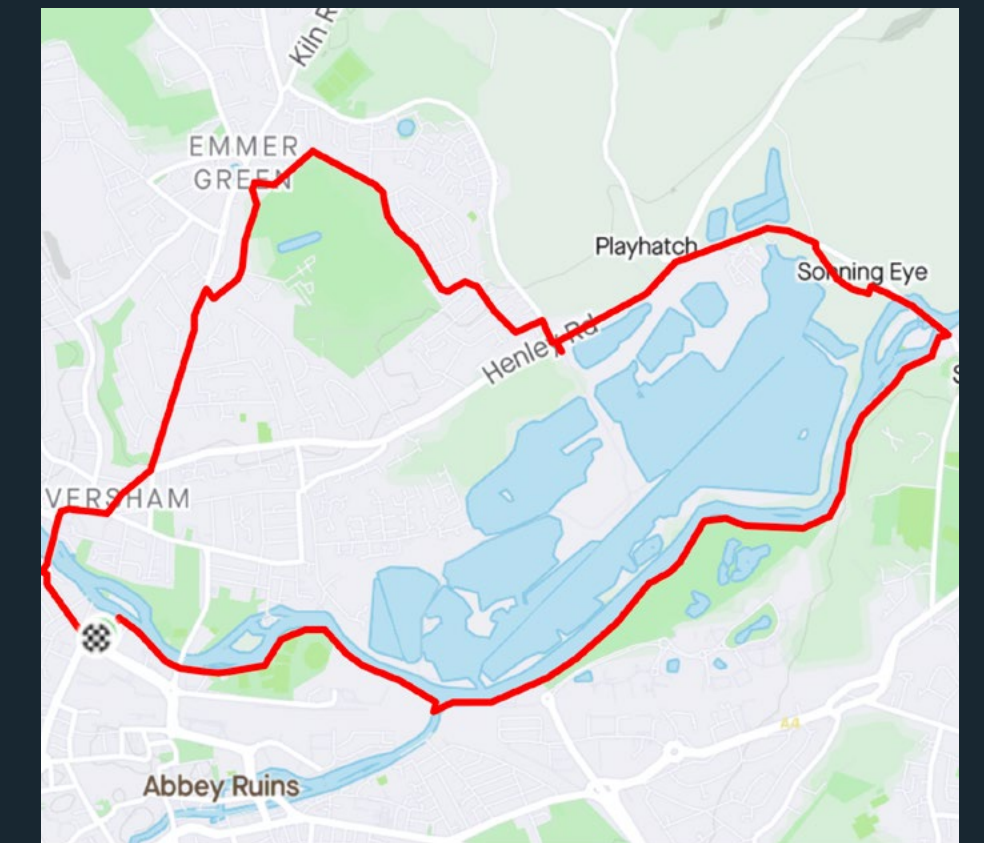
Key fact: GBM is equidistant between Caversham (village feel and pubs) and Reading town centre (more metropolitan).

Greener Route



13 miles
road cycling route
<https://www.strava.com/routes/19375331>

Longer Lap



8 miles
road running route
<https://www.strava.com/routes/19368692>

Sustainability

EPC B

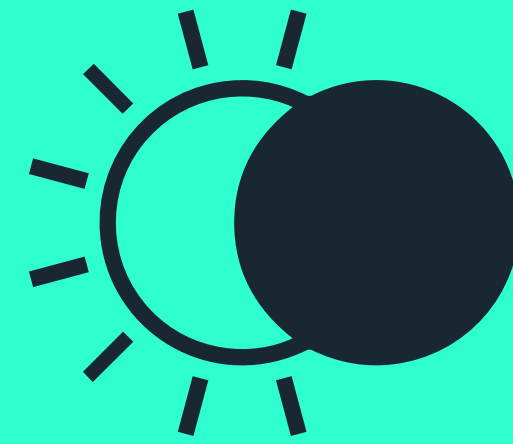
(target) with potential to improve via VRF a/c system and PV panels employed

BREEAM EXCELLENT

(target)



Blue roof attenuation



Solar shading



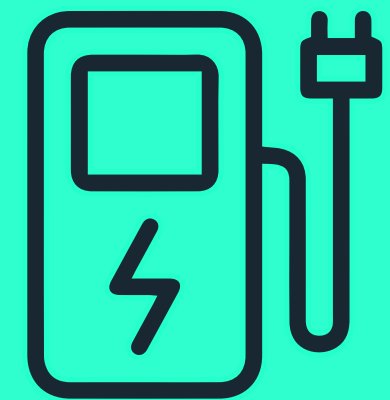
Heat recovery systems



Electric air source heat pumps



Daylight control lighting



Electric vehicle charging

Smart Tech Enabled

The building will be Smart Technology enabled with IP addressable fan coils and building access control – to provide 360° control, automation and real time operational feedback.



Contactless access and visitor information



Wellness, comfort and control



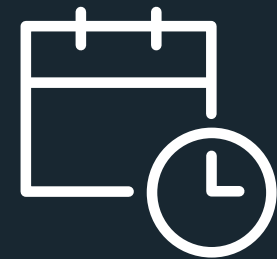
Events and community



Energy and carbon monitoring



Air quality and environment monitoring

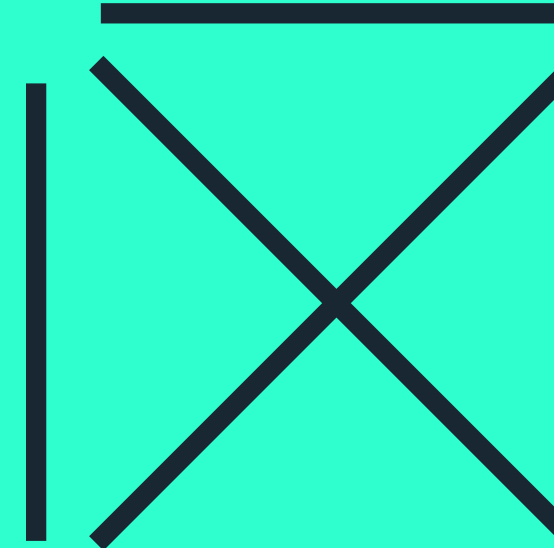
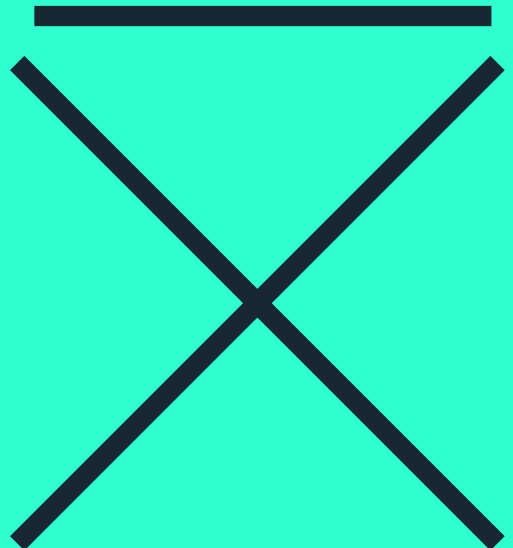


Meeting room and desk availability

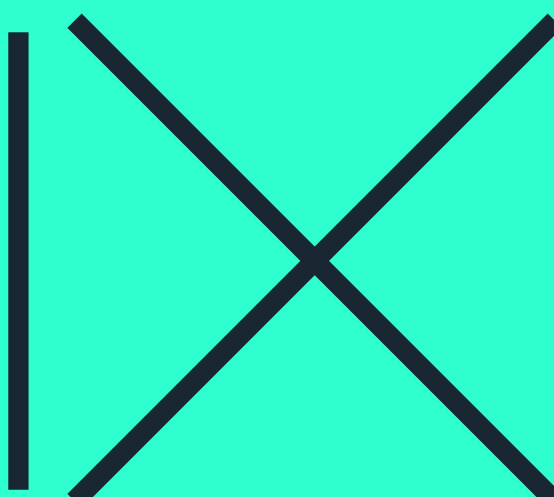
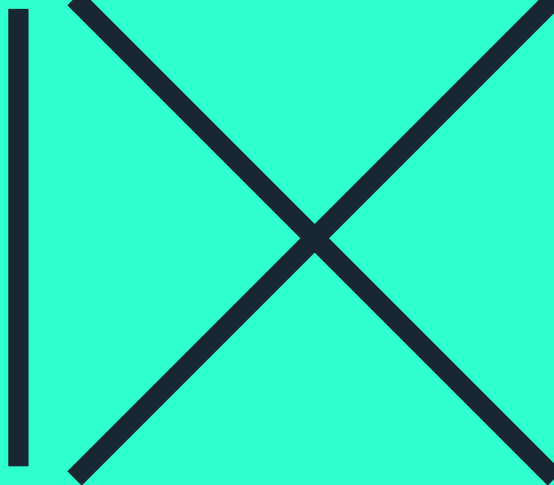


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Hoare Lee

Structural & Civil Engineers

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Highways/Transport Consultant

Peter Brett Associates

Quantity Surveyor

Gleeds

Planning Consultant

Indigo

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