

Earley East

39,045 sq ft of contemporary
office space, with flexible
floor plates from 8,323 sq ft.





City Centre

Reading Station

Marina

Suttons Business Park

Park & Ride

Oracle

River Thames

A3290

Oracle

ALDI

Regus

Nature Reserve

Sanofi UK

TVP bus stop

David Lloyd

Open Text

HP Inc

Earley East

Huawei

Microsoft

A modern multi-story office building with a curved, light-colored brick upper section and a large glass facade on the lower levels. The glass reflects the sky and surrounding environment. A sign on the top of the glass section reads 'Earley East' with a small blue arrow pointing right. The ground floor is a paved courtyard with a brick pattern, featuring a central planter box with tall grasses and several people walking or sitting. The sky is blue with some clouds.

Earley East

Re-energising
a modern day
workplace



Earley East offers newly refurbished office space set in the idyllic Thames Valley Park, featuring top class amenities including a mezzanine lounge area, state-of-the-art shower block and a café with outdoor seating



Mezzanine lounge

Earley East: Designed for connectivity

Whether you're leading, learning or just visiting, there's a fresh energy to the newly revitalised Earley East. In the double-height lobby there's an elegant choice of banquettes, sofas, meeting booths and a tea/coffee point.

The design is sleek, modern and tactile, with oak floors, polished brass, exposed concrete soffits and ceramic and timber walls. The mix of finishes complements the raw beauty of the natural outdoors.



Office Space

At Earley East design details such as flexible working zones, generous floor plates and glazed vistas onto the natural landscape give a seamless connection with the park's great outdoors.



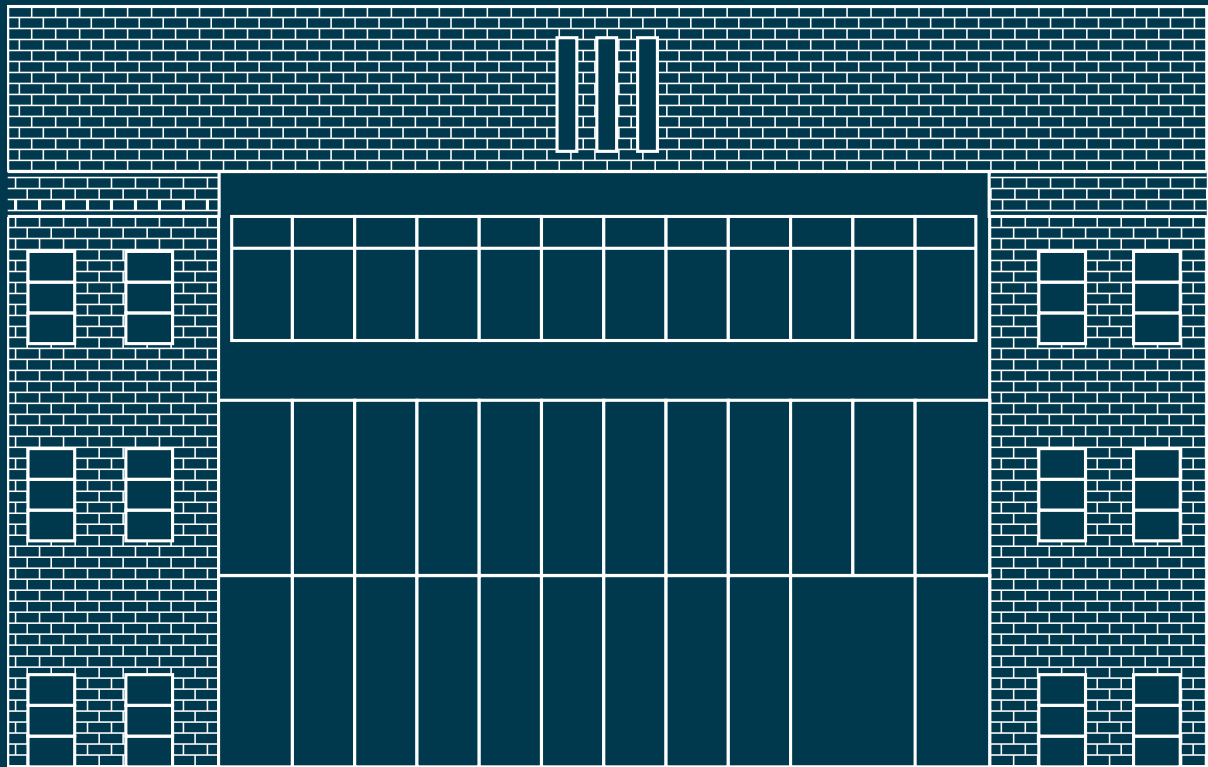
CGI's by SPACE



> > > > > > > > > > 8,323 to 39,045 sq ft of Grade A office space with, flexible floor plates

Schedule of Areas

Earley East offers 39,045 sq ft of re-energised office space, with flexible floor plates from 8,323 sq ft. Set over 3 floors, with picturesque views across the landscaped lakes and 80-acre nature reserve.



Floor	SQ FT	SQ M
Second Floor	LET	LET
First Floor	23,793	2,206
Ground Floor	15,252	1,417
Total	39,045	3,623

Areas in International Property Measurement Standards (IPMS3)

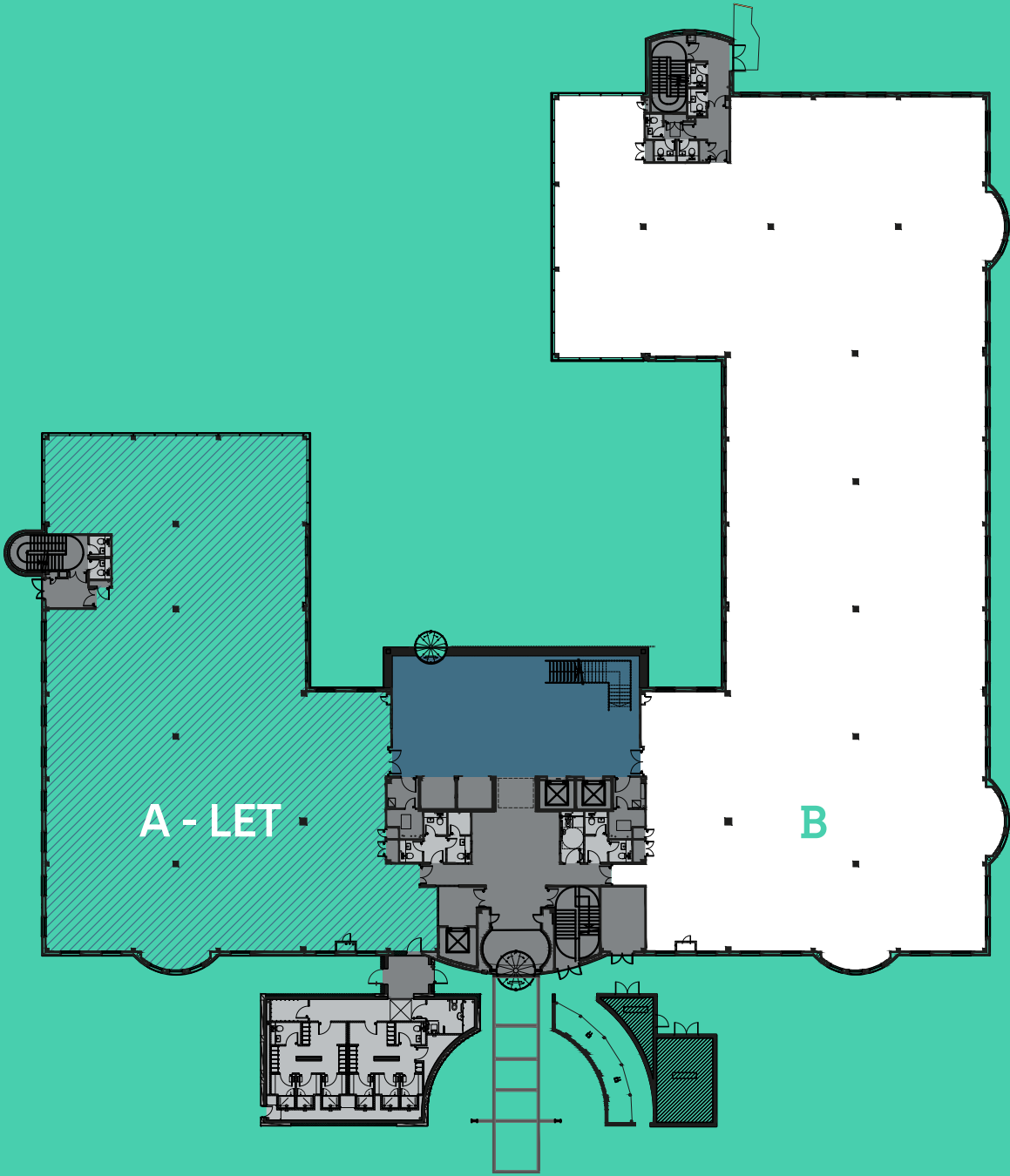


Ground Floor

N

15,252 SQ FT
1,417 SQ M

Suite A	Suite B
LET	15,252 SQ FT 1,417 SQ M



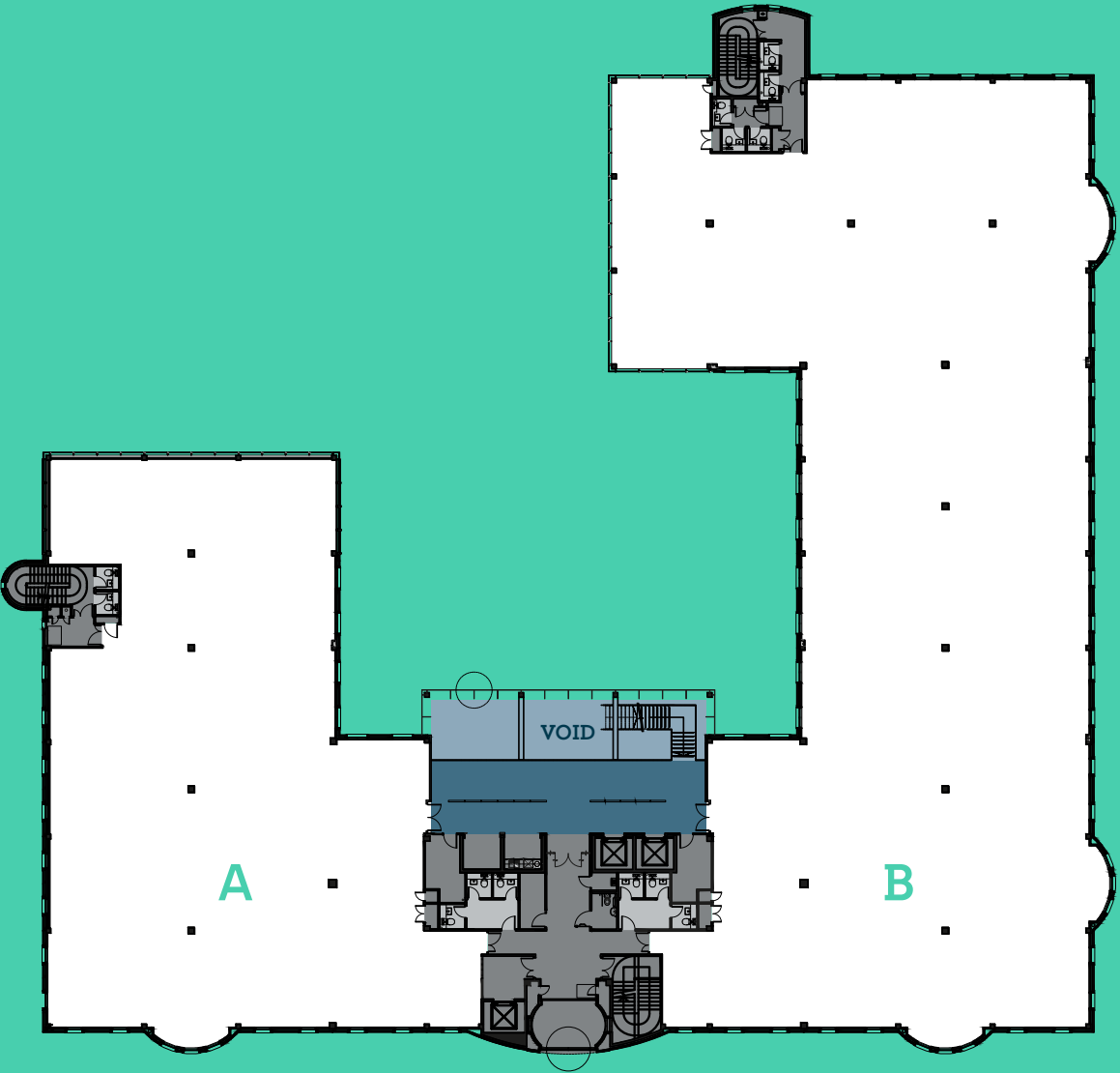
- Office Space
- WC's / Showers
- Communal Space
- Mezzanine

First Floor

N

8,323 - 23,793 SQ FT
773 - 2,206 SQ M

Suite A	Suite B
8,323 SQ FT 773 SQ M	15,410 SQ FT 1,432 SQ M



- Office Space
- WC's / Showers
- Communal Space
- Mezzanine

Space Plan

Suite A fitout plan

Landlord 'turn key' solutions can be made available to provide the space in a fitted condition, as shown below. Subject to Contract.

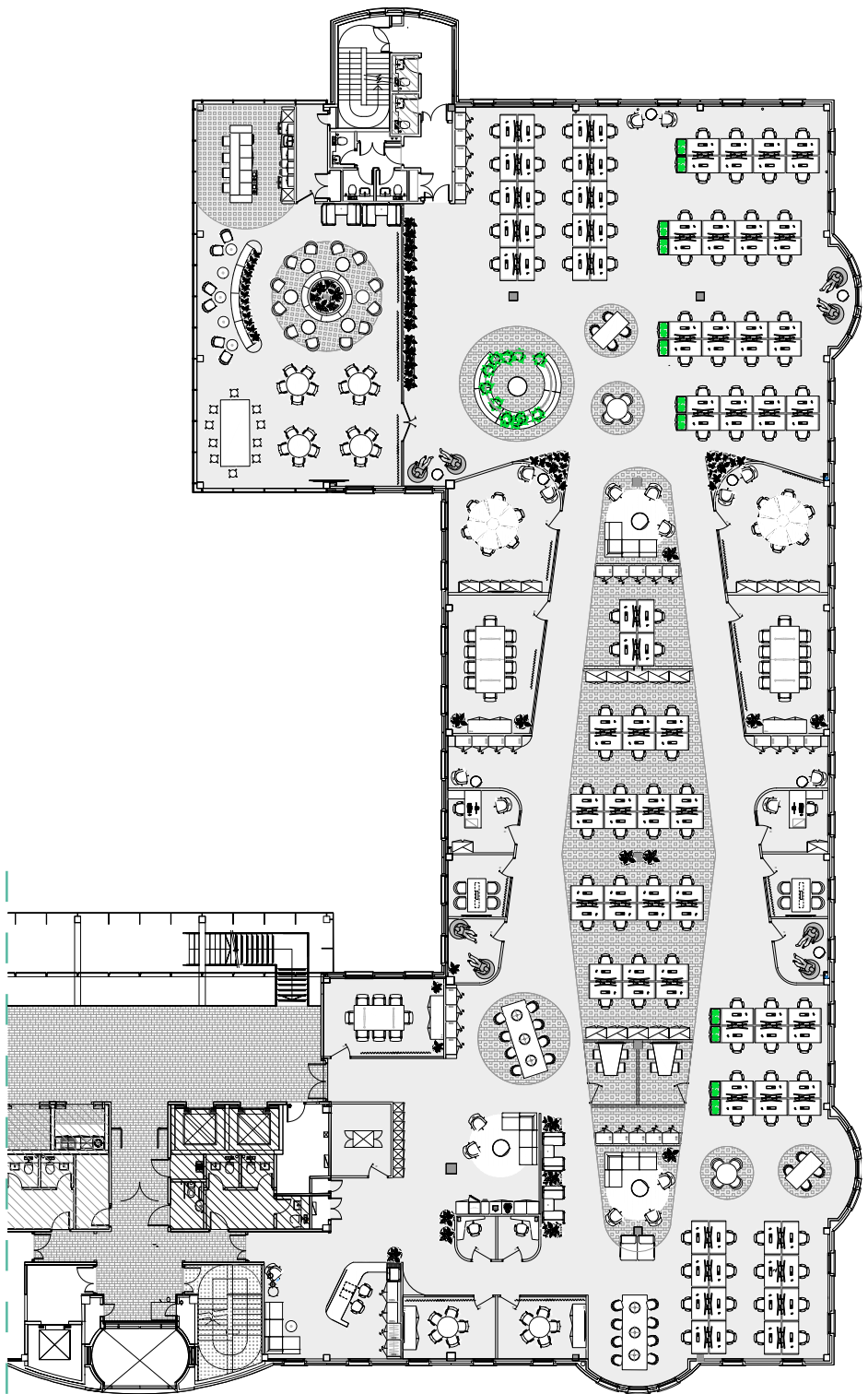
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Space Plan

Suite B fitout plan

N





Building Specification



New north side courtyard arrival area, seating and coffee shop



Covered and secure 50 space cycle storage



Feature lake with deck area



Fully accessible perforated metal ceilings and raised access floors in offices



Outdoor chill-out zone



1:8 sq m occupancy density



Entrance CCTV



LED lighting



Feature south entrance canopy providing full weather cover



EPC Rating B [targeting EPC A]



Dedicated shower block with lockers, drying rooms and WC's



Shuttle bus to Reading railway station & town centre



Parking ratio 1:235 sq ft with 10 electric car charging points





Earley East café and outdoor seating area

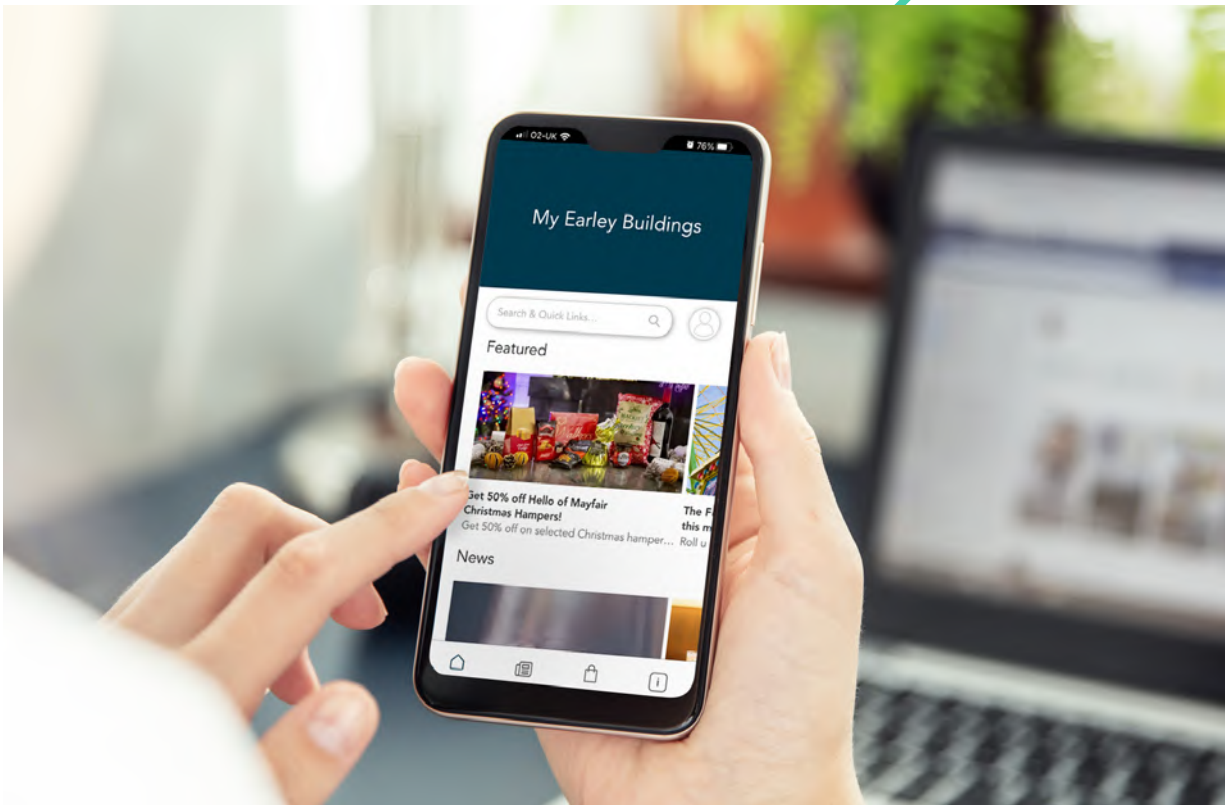


Earley East café

Earley East

Take a break

Earley East's very own café, Park Kitchen, stands in a tranquil, leafy setting by the lake, with outdoor seating for enjoying your espresso in summertime. Open during working hours, it's also the perfect venue for a relaxed client meeting or a little light networking.



Every detail counts

Inspirational design for aspirational companies is about more than glossy surfaces – it delivers the everyday detail you can depend on when there's a tough presentation ahead.

In addition to covered cycle storage, car charging points and a boutique shower block with drying room, there's the brilliant Earley Buildings engagement app connecting you to the community, including updates on events and fitness classes, building information and on demand services and experiences.



Lobby breakout space



Mezzanine lounge



Thames Valley Park: The beauty of doing business

Thames Valley Park is a cutting-edge, high-tech business park in a beautiful natural setting that was developed in the 1990s on the site of the former Earley Power Station. When giants like Microsoft and Oracle moved in, the site transformed into a different kind of power generator, connecting global success with an authentic rural locality.

The park's strong community connections, both urban and rural, are fostered by exceptional schools, a world-class university, and excellent restaurants, cafés, retail attractions and gyms.



The park's own Thames frontage is a long-cherished local beauty spot, mythologised in the classic 1889 English novel *Three Men in a Boat* and now host to the annual Reading Town and Park Regattas.

The stunning 80-acre nature reserve holds Saturday Parkruns and a popular Summer Festival; its biodiversity is protected by Reading's 2050 Vision, promoting sustainability.

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Our neighbours include:
Microsoft, Oracle, Regus,
Open Text, Hewlett
Packard and Sanofi





Life in the park

The culture of community in Thames Valley Park is a world away from the business park stereotype. A sense of shared neighbourhood radiates from the lively queues for Thames Valley Park's weekly #TVFoodFest, and amenities like Benugo Café and the David Lloyd gym, pool and café. At lunchtime it's a peaceful setting for a tasty sandwich, an invigorating run or contemplative wildlife stroll.

Waterside nursery and preschool supports and connects the park's working parents and for speedy homeward grocery shopping there's a healthy choice of nearby supermarkets, including Waitrose, a brand-new Aldi and drive-through Costa.



Well connected to Reading and London

Meetings in the capital? You can get from your desk to central London in an hour, thanks to frequent shuttle buses from Earley East to the railway station, just 12 minutes' away. From there it's only 25 minutes by train to London Paddington, and less than an hour's direct service to London Liverpool St or Bond St Underground via the new Elizabeth line.

The station is 15 minutes' ride by bike – or you can walk there, along the scenic Thames Path, in about 40 minutes. By car it's just 5 miles from Earley East to Junction 10 of the M4, plus there's an on-site bike loan and car share scheme.

From Reading Train Station

- **Slough** 13 mins
- **Oxford** 24 mins
- **London Paddington** 25 mins
- **Gatwick Airport** 60 mins
- **Heathrow Airport** 60 mins
- **Birmingham** 97 mins

Driving from Thames Valley Park

- **M4 - J10** 5 mins
- **M4 - J11** 16 mins
- **M4 - J12** 18 mins
- **Heathrow Airport** 40 mins
- **London** 54 mins
- **Gatwick Airport** 75 mins



Take the free 12-minute shuttle ride from park to station



Cycle to the station in 15 minutes using Easit



Direct service to London Liverpool Street and Bond Street in under an hour via the new Elizabeth line



Reading: The UK's fastest growing city

There's a reason why Reading tops current UK business league tables and attracts global influencers and investors to its tech and creative hub – and it's not just the new £900m train station, high-speed London rail connections, scenic town and world-class graduates.

For those who value their health and home lives as much as their high-flying CVs, Reading offers high-tech offices within a rare oasis of beautiful countryside. You can step straight from your desk into fresh air, idyllic river walks, history, and, of course, a lively choice of shops and restaurants.



Forbury Gardens

Reading University and
Henley Business School
TOP 1% of
worldwide universities

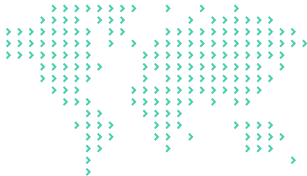


Veeno

 **UK's No1**
tech cluster



University of Reading



13 of the top
GLOBAL
COMPANIES
have offices in Reading


20%
of students
remain in
Reading after
graduation



The French Horn

Reading Bridge



TOP 3 UK
workforce for
productivity



The Oracle

 **Fastest**
growing
economy
in the UK

Earley East: Synergy for a creative working life

Earley East

to e n o

Earley East
Thames Valley Park Drive
Reading, RG6 1PT

CBRE

Peter York
07880 737 182
peter.york@cbre.com

Jeremy Rodale
07766 780 590
jeremy.rodale@cbre.com

cbre.com

■ HOLLIS HOCKLEY

Chris Barrs
07779 010 839
chris.barrs@hollishockley.co.uk

Elizabeth Gray
07712 815 268
elizabeth.gray@hollishockley.co.uk

hollishockley.co.uk

theearleybuildings.co.uk

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