

Bright and spacious ground floor offices
TO LET

THE NOW BUILDING

THAMES VALLEY PARK

SUITES AVAILABLE INDIVIDUALLY OR COMBINED **from 1,544 to 8,162 sq ft** (143.44 to 758.27 sq m)

NOWTVP.co.uk



THE NOW BUILDING

THAMES VALLEY PARK

LOCATED ON ONE OF THE MOST ATTRACTIVE AND ENVIRONMENTALLY RICH BUSINESS PARKS THE **NOW** BUILDING OFFERS A WIDE AND DIVERSE RANGE OF AMENITIES MAKING IT THE PERFECT LOCATION FOR BUSINESSES TO THRIVE AND GROW IN AN EXCEPTIONAL ENVIRONMENT.





THE
NOW
BUILDING
THAMES VALLEY PARK

NESTLED AMONGST A HOST OF GLOBAL BRANDS THE **NOW** BUILDING IS ONE OF THE MOST EXCEPTIONAL WORK PLACES IN THE THAMES VALLEY. THE BUILDING AND PARK AMENITIES SUPPORT BUSINESSES IN PROVIDING THEIR TEAMS WITH THE HIGHEST LEVEL OF AMENITY INCLUDING:



OUTDOOR CINEMA

Designed to be a relaxed and welcoming social space.



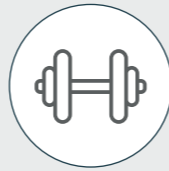
WATER MEADOWS & LAKES

The perfect spaces to step away and recharge.



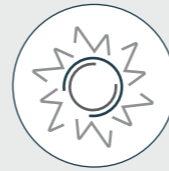
CAFÉ

The social hub of the campus.



HEALTH & FITNESS

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



LIGHT FILLED ATRIUM

designed to create a sense of arrival and wonder



SMARTSPACES APP

NOW tenants benefit from the new intuitive smart app



ONSITE FLEET ROOM

Borrow our stand-up paddle boards or electric scooters.



DEDICATED LIFESTYLE MANAGER

Playing a key role in delivering the ESG goals for NOW

NOW OFFERS SUSTAINABILITY AND ESG CREDENTIALS BEYOND THE EXPECTATIONS OF TODAY'S OCCUPIERS.



NET ZERO CARBON



100% RENEWABLE ELECTRICITY



FITWEL 3 STAR WELLNESS RATING



BREEAM OUTSTANDING



RESET® AIR CERTIFICATION

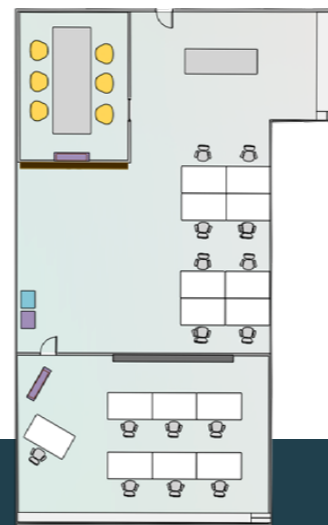


RECYCLED & SUSTAINABLY SOURCED MATERIALS

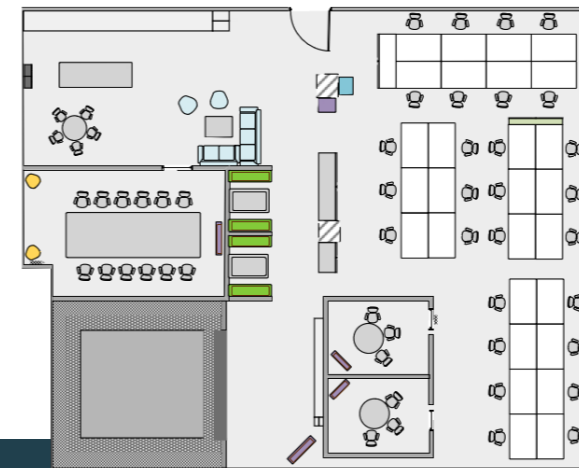
AVAILABILITY

			Desks	Meeting rooms	Parking spaces with bookable EV charging
GROUND FLOOR:					
● Suite ONE	1,544 sq ft	143.44 sq m	15	2	6
● Suite FOUR	3,045 sq ft	282.89 sq m	28	3	12
● Suite FIVE	3,573 sq ft	331.94 sq m	56	0	14
TOTAL	8,162 sq ft	758.27 sq m	99	5	32

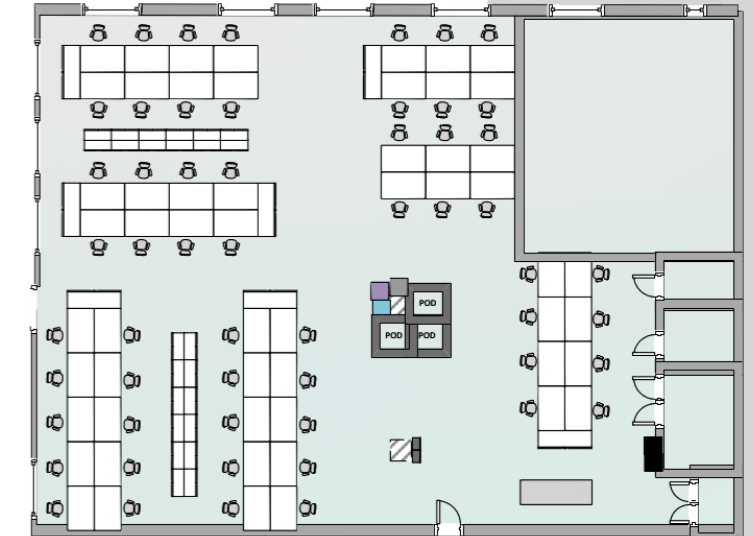
● Suite ONE



● Suite FOUR



● Suite FIVE



SPECIFICATION



266 CAR PARKING
spaces providing a ratio of 1:251



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



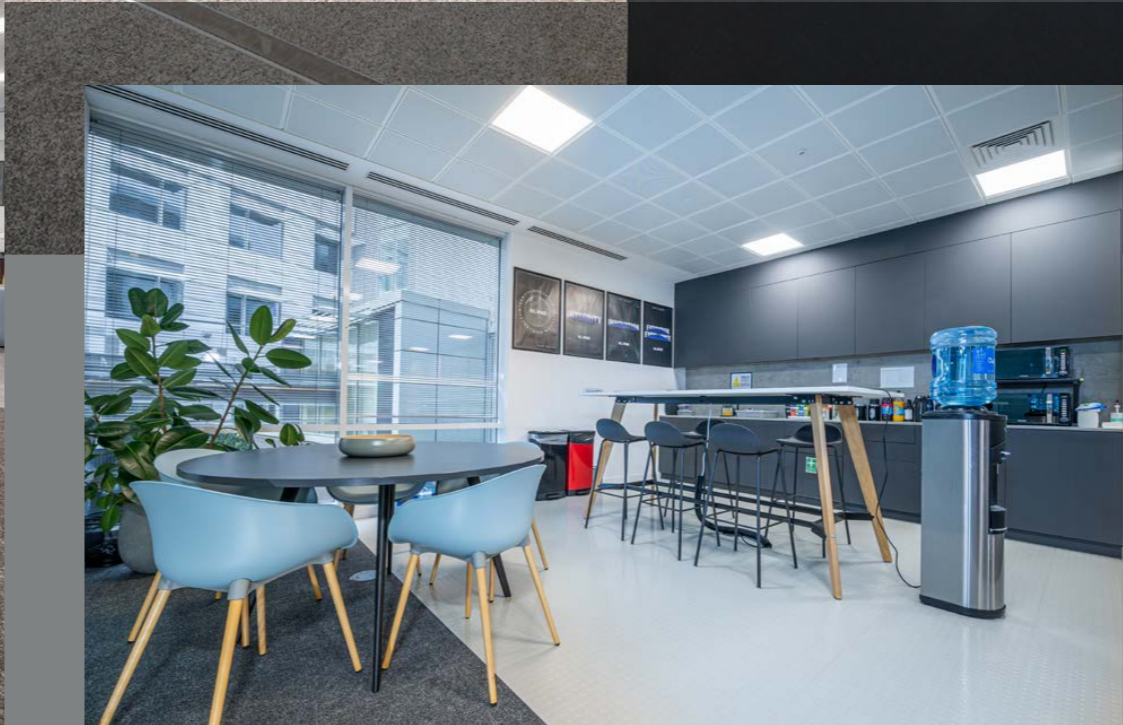
OCCUPATIONAL FLEXIBILITY
1.8m² occupational density



RECESSED LED LIGHT
fittings with 350 LUX for screen based tasks



THE **NOW** BUILDING
THAMES VALLEY PARK



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FROM ITS BEAUTIFUL RIVERSIDE LOCATION **THAMES VALLEY PARK** OFFERS EXCELLENT COMMUNICATIONS TO THE REGIONAL MOTORWAY NETWORK, READING CENTRE AND HEATHROW AIRPORT AS WELL AS THE NEW, UP AND RUNNING ELIZABETH LINE.

BY CAR
(miles)



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

BY TRAIN
(minutes)



Oxford	21
London Paddington	23
Heathrow Airport	27
Bristol	60
Gatwick Airport	74

Source: TfL + Google Maps.

TERMS

Our client is looking to assign or sublet the existing leases for a term to be agreed. The lease expiry date for all the suites is September 2032. Further details available on request.



SAT NAV: RG6 1RB

LOCAL AMENITIES

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

VIEWINGS & FURTHER INFORMATION

To arrange a viewing or for further information contact:

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