

# THE CONNECTION



Newbury





# A BUSINESS CAMPUS IMMERSED IN NATURE

38 acres of landscaped grounds in Newbury set the foundation for innovation, community and collaboration. Let your legacy take root.







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# INTRODUCTION

# 01





A newly enlivened  
development in Newbury,  
The Connection champions  
people, planet and a  
pioneering spirit.

Enter a new business ecosystem.

452,155 sq ft of office space and 38 acres of greenery and  
water create an inspiring environment to help you thrive.

Three available office buildings offer unique opportunities,  
from one desk to a company HQ, for every type of business  
to bloom.

Building One provides a collaborative hub, with co-working  
space, meeting rooms and the option to occupy your own  
floor or wing; its café and basement gym is open to everyone.  
Building Two is a standalone office set-up for a company  
HQ, while Building Three is a blank canvas to be adapted  
based on the requirements of prospective users.





# Masterplan

## Building One

Office Space 57,447 sq ft  
Car Parking Spaces 334

## Building Two

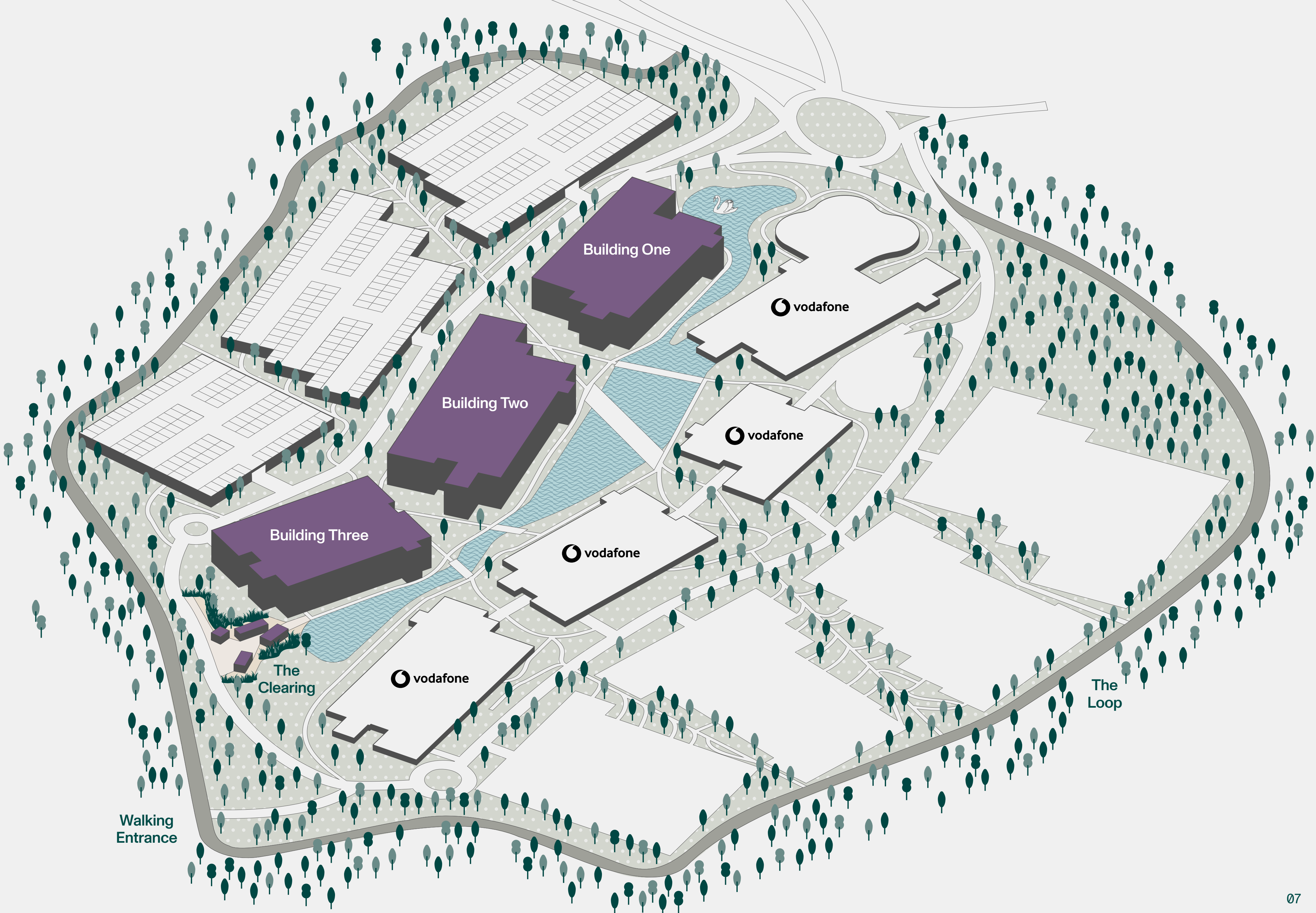
Office Space 75,063 sq ft  
Car Parking Spaces 385

## Building Three

Office Space 53,125 sq ft  
Car Parking Spaces 261

## The Clearing

Pod 01 16 people  
Pod 02 20 people  
Pod 03 18 people





38 ACRES

ON-SITE GYM & CAFÉ

COLLABORATIVE SPACES

3 EXTERNAL MEETING PODS

1:219 SQ FT CAR PARK RATIO

7 BUILDINGS

DEDICATED BUS SERVICE



A scenic view of a modern building with a curved facade and a large pond with yellow flowers in the foreground. The building has a distinctive curved, ribbed design. The pond is surrounded by lush greenery and trees. In the foreground, there are yellow flowers and green foliage. The sky is blue with some clouds.

# A BREATH OF FRESH AIR FOR YOUR BUSINESS





# OFFICE HABITATS IN HARMONY WITH THE ENVIRONMENT





# ROOTED IN INNOVATION



# NEWBURY

# 02





# An affluent town primed for progress, Newbury is set across waterways and defined by quintessential British charm.

Ranked as one of the top 10 small European Cities of the index, Newbury is an established commercial and retail hub recognised for its economic strengths. Already home to Vodafone, who've helmed their business here for the past four decades, Newbury has a rich historic past and a thriving future.



Cyclists weave through the cobbled streets, boaters take to the water and visitors bask in the Baroque and Tudor architecture.



# Well Connected

A picturesque market town that simultaneously serves as the commercial hub for this region of West Berkshire, Newbury is the perfect base to reflect The Connection's ethos.

A 6-minute drive to the railway station and direct access to the M4, A34 and Knowledge Corridor, Reading, Oxford, London and beyond make The Connection easy to reach by car, train and bus from the UK's top science, innovation and financial hubs.





# NEWBURY

- 🚗 6 mins from The Connection
- 🚌 6 mins dedicated bus service from The Connection
- 🚆 49 trains to Reading each day
- 🚆 53 trains to London each day

# READING

- 🚗 28 mins from The Connection
- 🚆 14 mins from Newbury
- 🚆 391 trains to London each day

# LONDON

- 🚗 71 mins from The Connection
- 🚆 40 mins from Newbury
- 🚆 Elizabeth Line connects you to wider London direct from Paddington

# OXFORD

- 🚗 34 mins from The Connection
- 🚆 21 mins from Reading
- 🚆 35 mins from Newbury via Reading



HEATHROW  50 mins

GATWICK  75 mins

LUTON  82 mins

STANSTED  100 mins

SOUTHAMPTON  40 mins



# Retail, commerce and culture combine to bring contemporary character to Newbury's historic centre.

Set on the banks of the River Kennet and Kennet and Avon Canal, this 'micro city' is alive with independent shops, eateries and a variety of cultural centres for entertainment and exploration.

Originally a key player in the cloth-making trade, the area is now well known for its equestrian excellence, with Newbury Racecourse and world-class racing stables central to the culture here.

Newbury Town



Newbury Racecourse



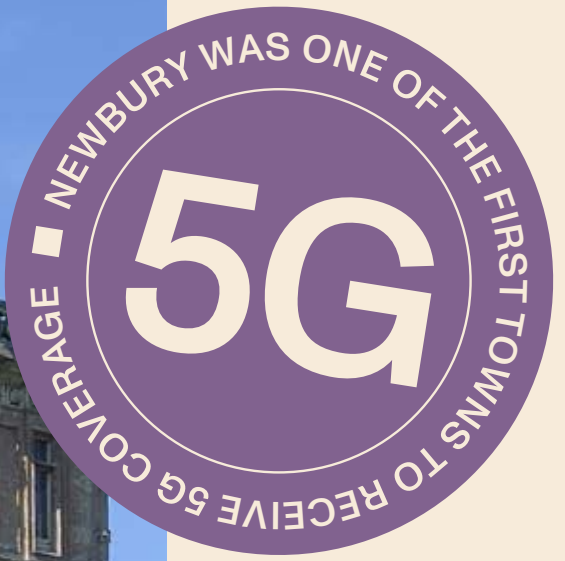
Newbury Town







Highclere Castle



The Berkshire Downs



A hotspot for TV and film settings, the area is home to the 17th-century Highclere Castle, otherwise known as Downton Abbey, and its surrounding estate and park, landscaped by Capability Brown in the 18th century.

The Berkshire Downs, part of the North Wessex Downs Area of Outstanding Natural Beauty, offer further connection with nature. Stroll through the rolling hills and take in the iconic Uffington White Horse, a prehistoric hill figure carved into the chalk.





# Newbury Amenities

## RESTAURANTS

- 1 7Bone Burger Co.
- 2 Bill's
- 3 Chilis Indian Restaurant
- 4 Côte Brasserie
- 5 Goat On The Roof
- 6 Gurkha Chef
- 7 Indigo Bay
- 8 KhonKaen Thai Cuisine
- 9 KOKORO
- 10 Kung Fu
- 11 Lebanese House
- 12 Lusso
- 13 Mio Fiore
- 14 Nando's
- 15 Pizza Express
- 16 Red Peppers
- 17 Sushizen
- 18 Taj of India
- 19 Thai Golden Horse
- 20 The Smokehouse
- 21 The Sushi Maki
- 22 Turkuaz Restaurant & Bar
- 23 Valle D'Oro Restaurant
- 24 Zizzi

## HOTELS

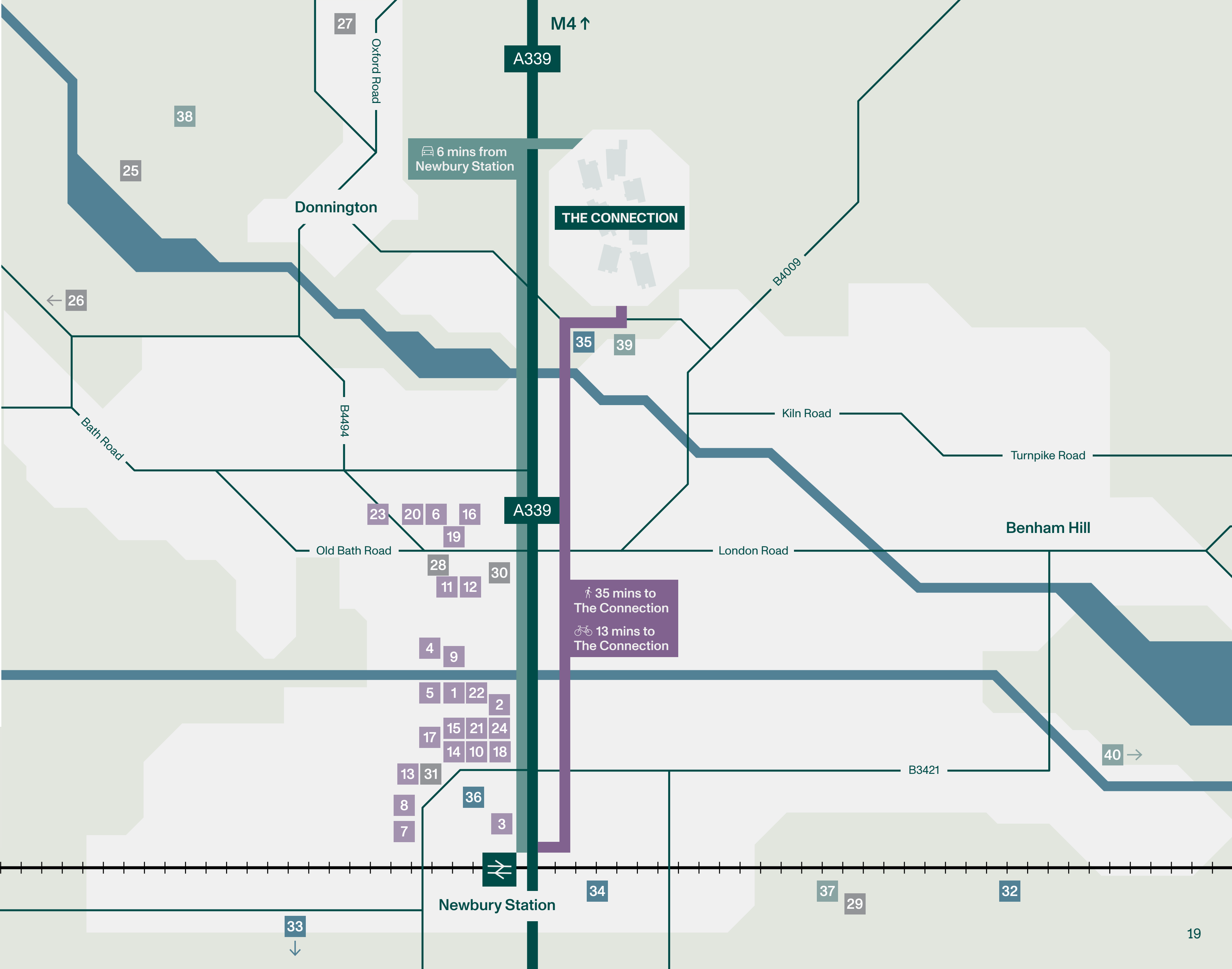
- 25 Donnington Grove
- 26 The Vineyard
- 27 Donnington Valley Hotel & Spa
- 28 Pelican House
- 29 The Lodge at Newbury Racecourse
- 30 Premier Inn
- 31 The Dolphin

## GYMS

- 32 Nuffield Health
- 33 David Lloyd
- 34 PureGym
- 35 Lifestyle Fitness
- 36 F45 Training

## CULTURE

- 37 Newbury Racecourse
- 38 Donnington Castle
- 39 Shaw House
- 40 Nature Discovery Centre





Surrounded by  
innovative businesses  
in Newbury.







# THE CAMPUS

# 03



Immersed in nature,  
geared for connections  
and innovation.

Built for work/life balance.

Created to co-exist with the habitats that surround it, The Connection is home to office spaces to make your own.

Rich in natural light and designed to adapt to accommodate the needs of your company, the buildings at The Connection encourage cross-pollination with the wider business community. Extensive on-site parking, secure access and a suite of amenities and wellness facilities cater to the needs of the modern worker.





# On-site amenities foster wellbeing and collaboration.



Dedicated bus to and from Newbury station



16 e-bike charging docks and electric car charging points



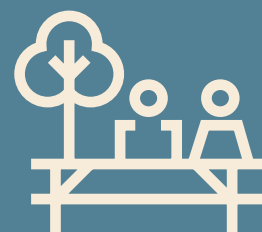
Pop-up food stalls



The Loop, a 1.3km walking/running route



Gym and fitness studio



External meeting points



Sunken garden



Café with outdoor seating



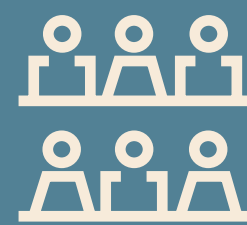
Car park ratio 1:219 sq ft



3 meeting pods at The Clearing



38 acres of landscaped grounds



Collaboration and co-working space



150 secure cycle spaces



19 showers





# ROOM TO GROW

## An adaptive environment.

Building One offers hot desks, meeting rooms, conference spaces and zoom booths at Lower Ground level allowing for every type of work style. Stepped seating, lounge areas and a sunken garden are perfect for conversation and contemplation.

Drink stations, outdoor break-out zones and speed gates for increased security and swift access complete the package.



# Food for thought.

For that morning caffeine fix, quick bite or afternoon catch-up, the on-site café has room for 32 covers, as well as a servery for food preparation. In warmer weather the covered outdoor seating area adjacent to the waterfront is ideal for leisurely lunches and business coffee meetings.





# OUTSIDE MEETINGS MADE BETTER

3 EXTERNAL PODS FOR OUTDOOR MEETINGS AND EVENTS

## The Clearing.

Three external meeting pods with views of the green surrounds provide room for between 2 and 20 people to come together in a private setting, with a fourth kitchenette and bathroom pod offering a full set of facilities. Additional room to accommodate food trucks and stalls.



POD 01

Capacity for 16 people.

POD 02

Capacity for 20 people.

POD 03

Capacity for 18 people.

CELEBRATIONS &

EVENTS

Room to accommodate food trucks and stalls, with access to a kitchenette and bathroom facilities, this area is equipped to host occasions big and small.







# Bring the outside in to your workday.

Wellbeing, built in to work, rest and play.

Designed for form, function and to facilitate health and balance, the topography of the campus features dense woodland, a memorial garden, verdant follies and a plethora of new planted areas to improve biodiversity and add vibrancy to the environment.





## Fresh perspectives.

Alongside the office spaces, outdoor seating areas are set up for casual meetings, collaborative catch-ups or space to simply reflect. Natural materials blend seamlessly with the surrounding greenery to create an organic indoor-outdoor flow.



Designed to evolve.

At every turn, the shape of the surroundings is engineered to encourage movement around the campus. The existing bridge is being enhanced. New tree planting is taking place to surround the structures. Biophilia is amplified inside and out. Sunken gardens will sit inside interiors.





# STRIKING A BALANCE

## Office environments enhanced for health and wellness.

An on-site gym and multi-use studio offer space to put fitness first, with changing rooms, showers with towel service, and a drying room with ironing station accessible to everyone.

The Loop is the perfect place for a stroll or run in the open air.

Best-in-class cycle storage facilities provide secure spaces to store bikes, scooters and charge e-bikes. The additional Bike Surgery allows those who cycle to work to stay on top of maintenance.





# SUSTAINABILITY

04



# REUSE, REFURBISH, REIMAGINE

Sustainable practices were central to The Connection's lifecycle from the very beginning, with the transformation of existing buildings to preserve the resources already available.

This consciousness in construction extends through every element of the campus, sowing the seeds for a future that benefits the climate and the community. Electric-only power minimises carbon footprint. Efficient and user-optimised light, heating and cooling technology minimises spending and sets the foundation for a spirit of wellbeing, bolstered by green and social spaces for a host of natural benefits.

24%  
REDUCTION IN WHOLE LIFE CARBON EMISSIONS





The economically and environmentally sound choice.



# LOW IMPACT

Buildings were refurbished not demolished, reducing carbon emissions and minimising construction-related waste in the process.

# RENEWABLE & RESILIENT

Electric-only power means the site can run on a tariff that uses only renewable energy, while innovative tech means it's future-proofed.

# ENERGY EFFICIENT

Sustainable technology used in the heating, ventilation, cooling and LED lighting of the campus keep the required power resources to a minimum.

# ELEMENTAL DESIGN

The open atrium and staircase design promotes active air circulation around the building, while openable windows and strategic planting allow for further connection to nature.

# GREENER LIVING

Strong biophilic design equates to a 10% net gain in biodiversity across the campus. The Loop running route, on-site gym, cycle storage and outdoor space encourage activity at every turn.





# The lower whole life Carbon solution.

A refurbishment that enhances the building specification and improves functionality and user experience while limiting its Carbon impact.

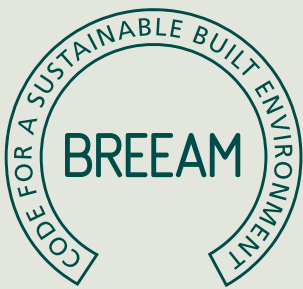
Whole life Carbon over 60 year's

829 KG CO<sub>2</sub>e/m<sup>2</sup>

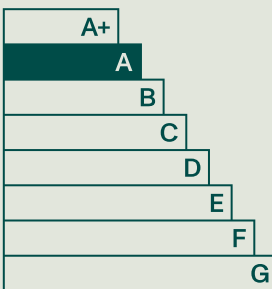
1,085 KG CO<sub>2</sub>e/m<sup>2</sup>

■ Refurbished Scenario    □ New Build Scenario

Target accreditations



BREEAM 'Excellent'



EPC Rating A

4,341 TONNES CO<sub>2</sub>

potential saving of whole life Carbon emissions over a new build scenario.

Which is a

24% REDUCTION

compared to a new build scenario.



# BUILDING ONE

05





A COLLABORATIVE  
ENERGY  
MAKES THIS  
THE CAMPUS'  
DYNAMIC HUB.



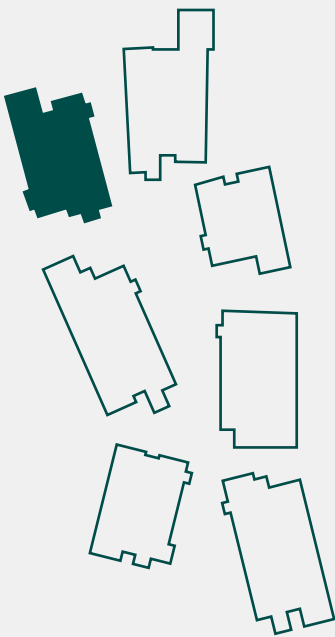
# Building One

## Shaped for innovation.

Created to accommodate businesses big and small, Building One is operationally fully electric, highly efficient and carbon neutral, to ensure people and planet are well considered.

The adaptable space provides the opportunity to occupy your own wing or floor alongside a suite of meeting rooms, co-working spaces and on-site amenities to breathe life into the workspace.

The striking central staircase gives way to four floors of uplifting design, equipped with a café, gym, showers, cycle storage and countless social spaces for breakouts, huddles and hanging out.



The Connection

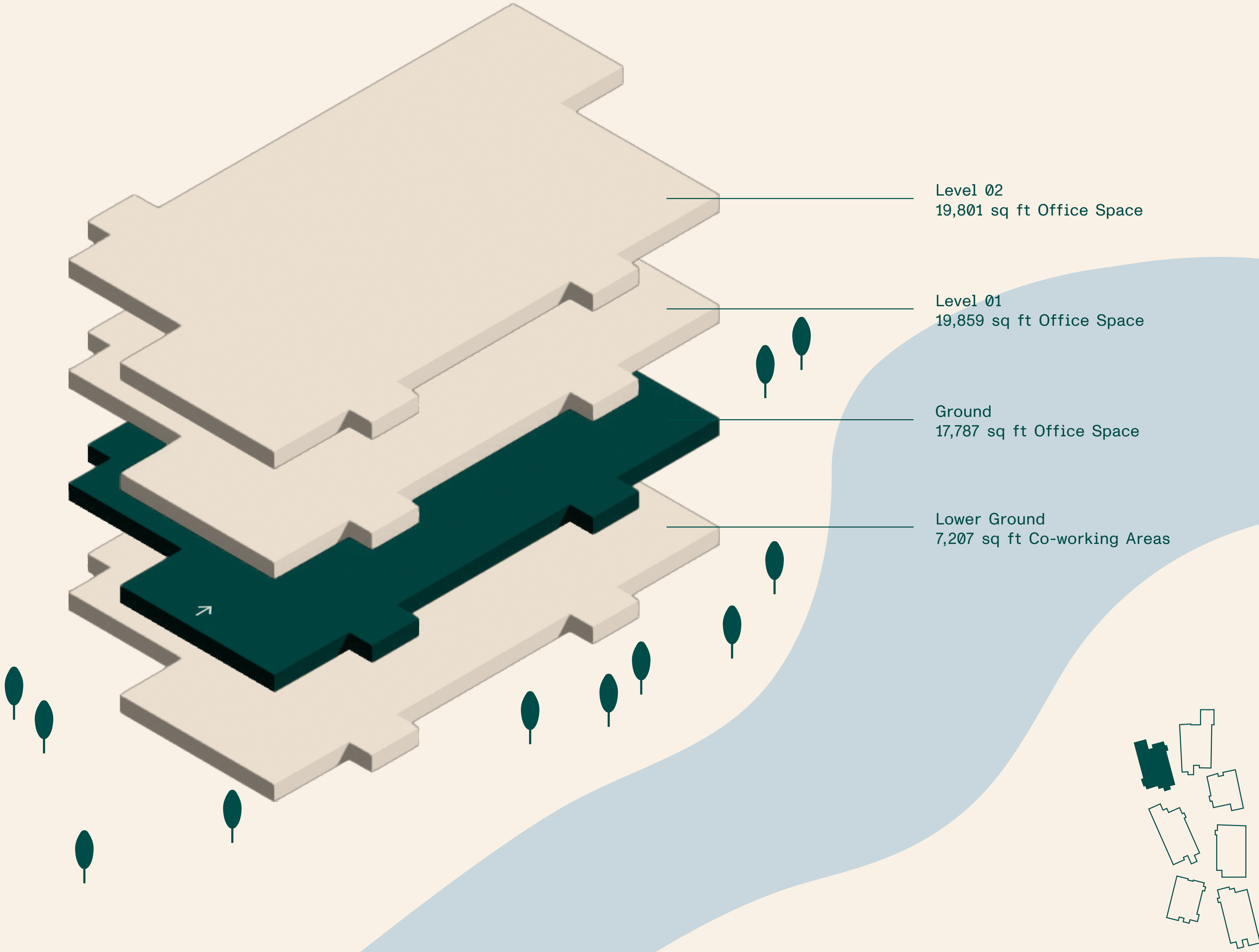




# Overview

57,447 sq ft  
Office Space

7,207 sq ft  
Co-working Areas





## Find your flow state.

Creative connection is central to Building One's construction, with space for casual meetings and solo inspiration on every floor. Optimised for indoor-outdoor flow, greenery grounds the contemporary design to ensure biophilia is always accessible.

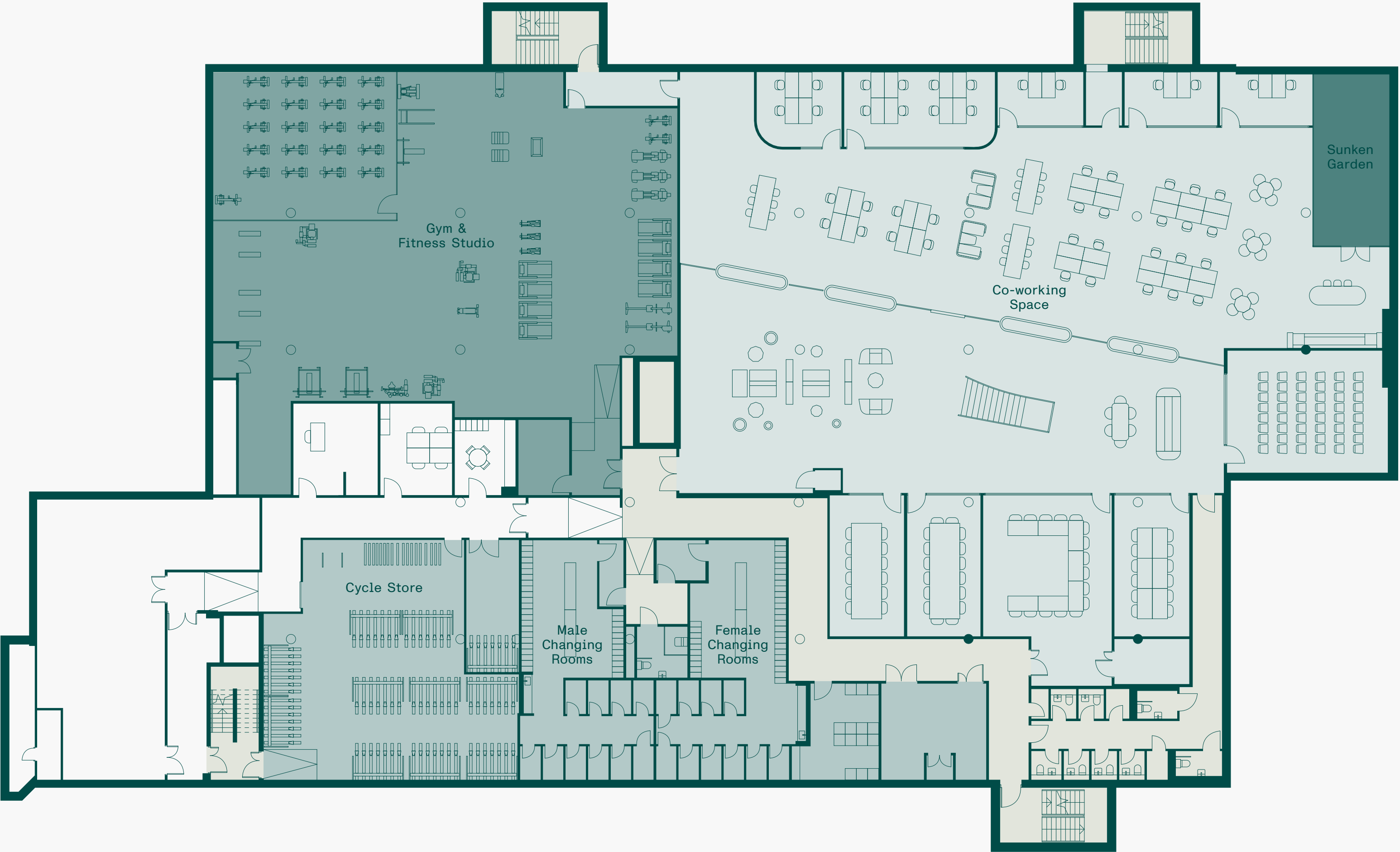




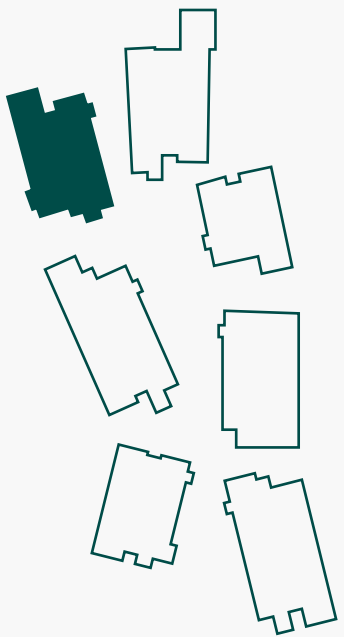
# Lower Ground



- 7,207 sq ft  
Co-working Space
- 4,874 sq ft  
Gym & Fitness Studio
- 388 sq ft  
Sunken Garden
- End-of-trip Facilities
- Core



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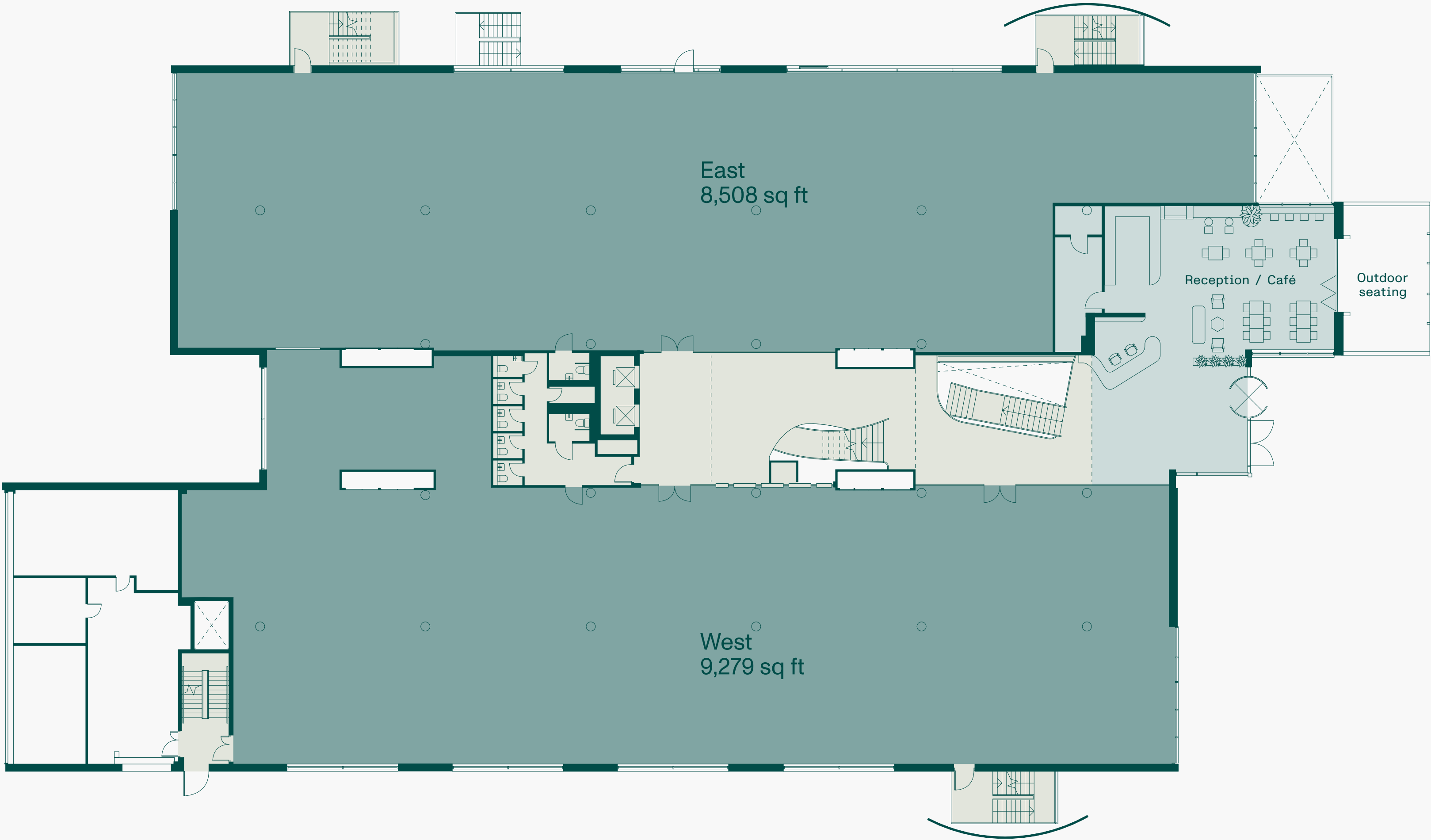




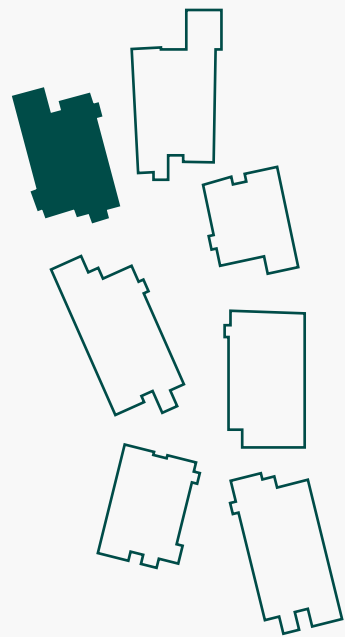
# Ground



- 17,787 sq ft  
Office Space
- Reception / Café
- Core
- Plant



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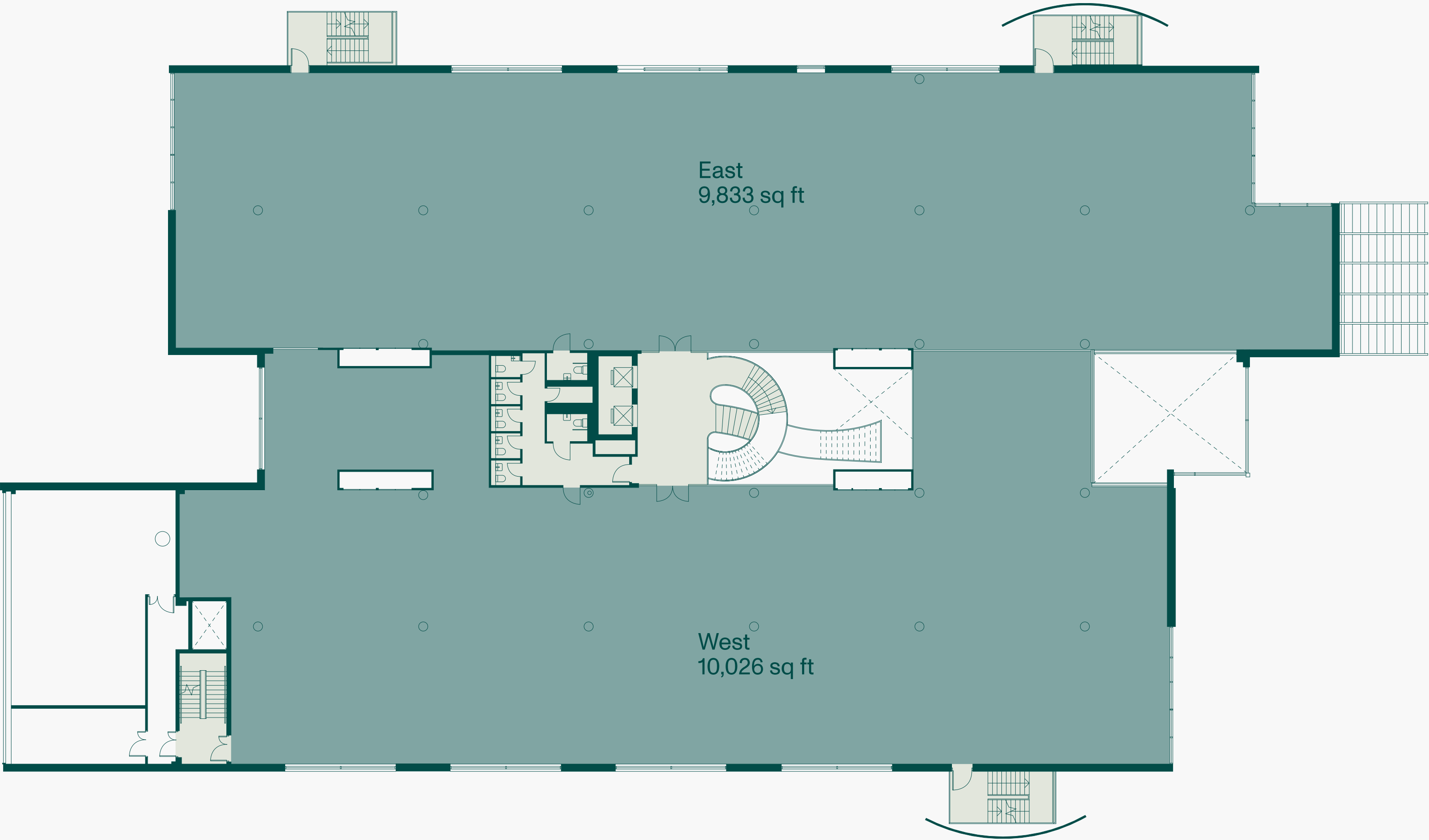




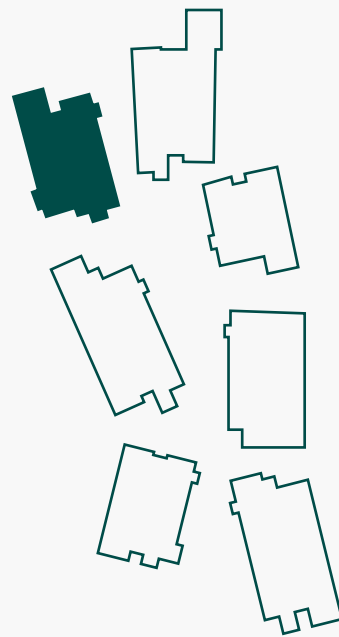
# Level 01



- 19,859 sq ft  
Office Space
- Core
- Plant



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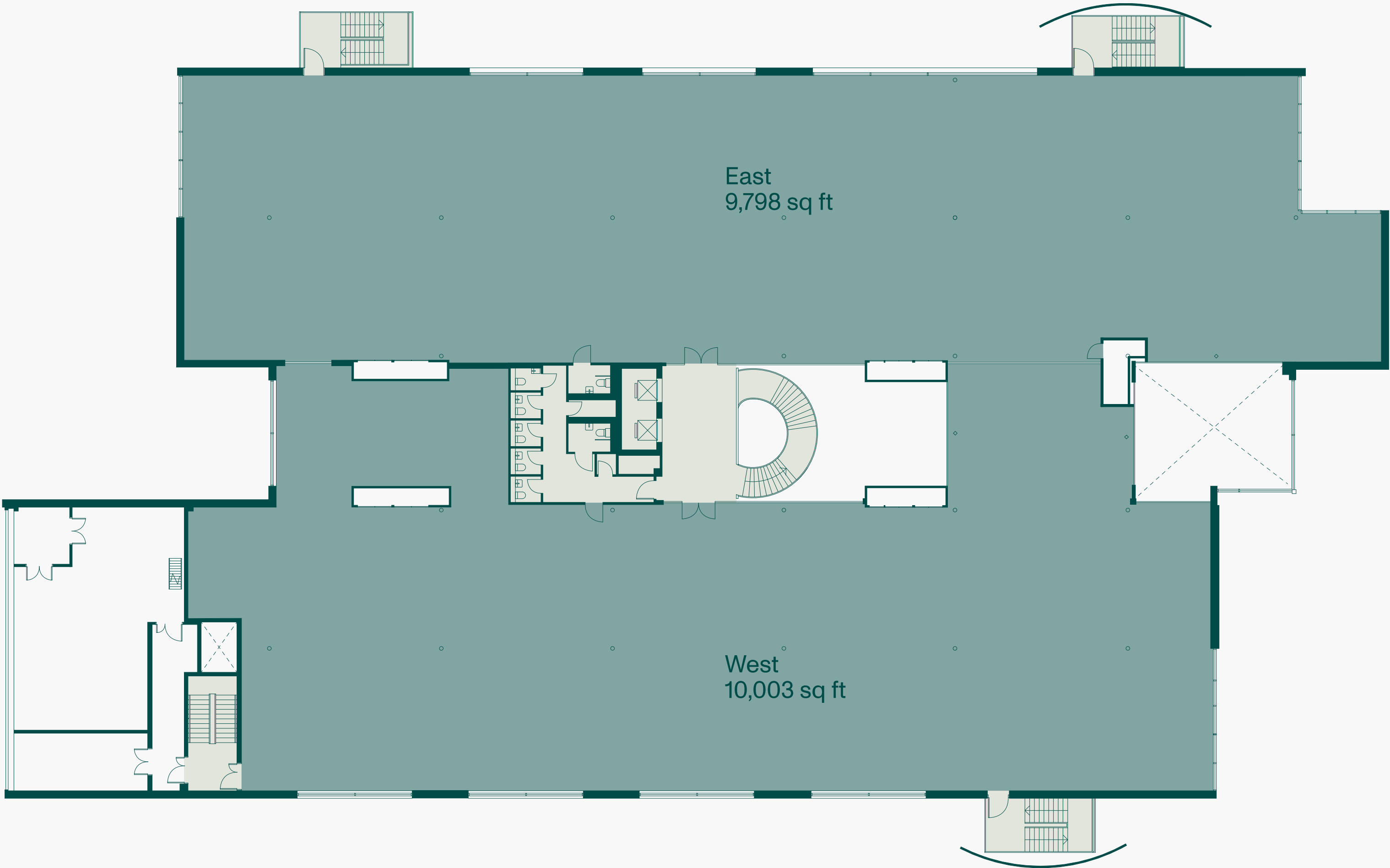




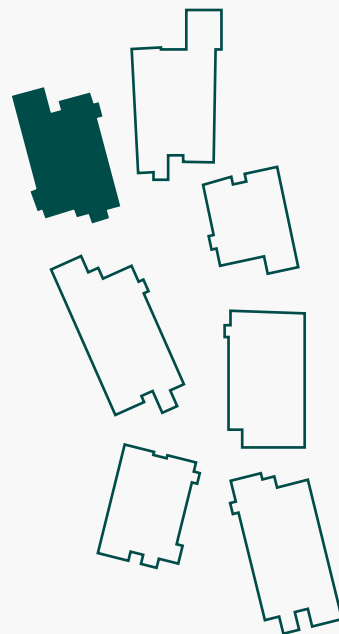
# Level 02



- 19,801 sq ft  
Office Space
- Core
- Plant



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LG





# Summary Specification

Triple-height reception and atrium with **signature open staircase**

24 hour on-site security

1 person per 10 sq m design capacity

1 person per 6 sq m capacity for fire regulations

Electric only VRF heating and cooling system

14 litres per sec per person ventilation provision to office spaces, controlled by CO2 levels – BCO-Compliant

Load allowance 5.5W/m<sup>2</sup> for lighting, 6W/m<sup>2</sup> small power – BCO-Compliant

Back-up generator for full building power

MID sub-meters for lighting and power

SER Load allowance of 10kW per 1,000m<sup>2</sup> for future tenants

Dimmable LED general lighting with presence and daylight dimming controls

20% spare capacity in the distribution boards

Comms provision locally with diverse routes for resilience

2 x 13 person BCO-Compliant passenger lifts

1 x goods lift (max 1,000kg)

Enhanced biophilia

Internal breakout spaces and lettable meeting rooms of varying size

Café at Ground Level with inside and outside seating

External CCTV coverage

334 car parking spaces with a ratio of 1:219 sq ft

Full access raised floors

3.1m to 5.7m floor to ceiling height




# BUILDING TWO

06







**REGENERATED  
FOR A  
FUTURE-FACING  
BUSINESS.**

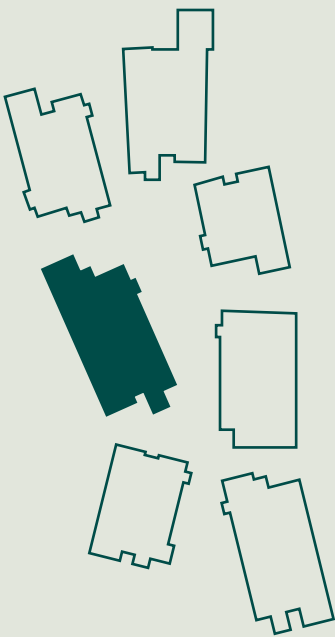


# Building Two

## Meet your new HQ.

Fully refurbished for top-tier functionality and an elevated aesthetic, the building is designed to provide the platform for a company to prosper from.

Enter through the atrium, a bright central zone surrounded by modernised workspaces. Glass, fluid lines and natural materials create a sense of connection through the office floors, social spaces and facilities, while amenities elsewhere on the campus ensure an alliance with the wider Connection network.



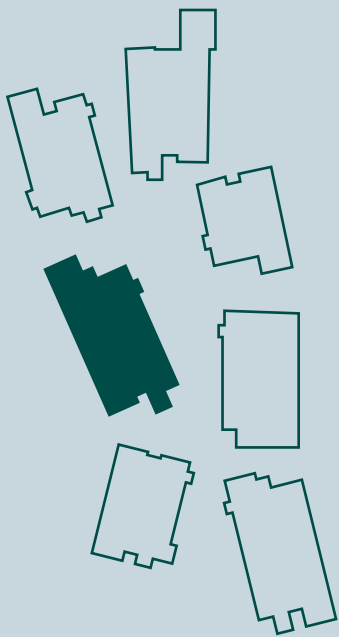
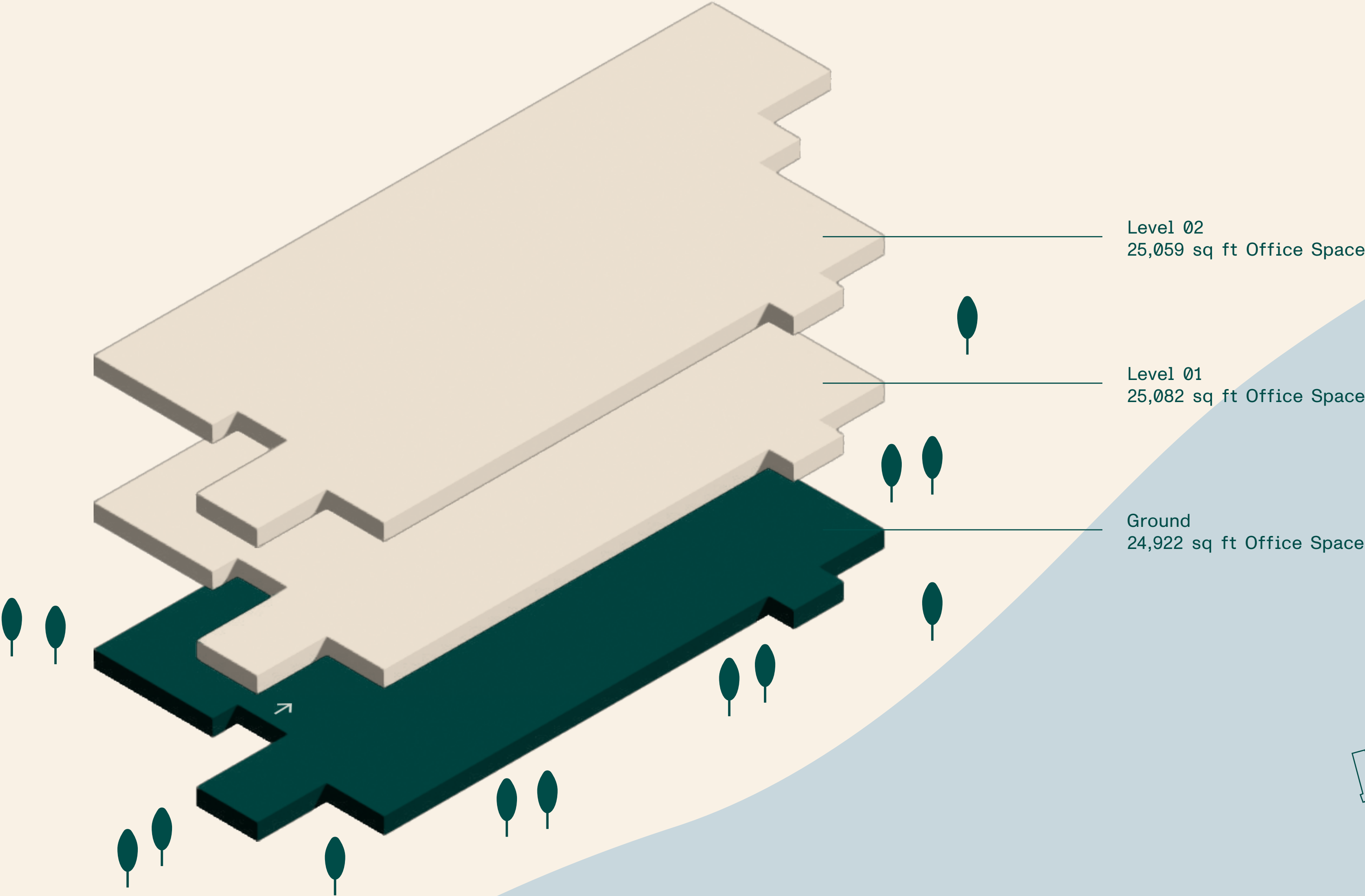
The Connection





# Overview

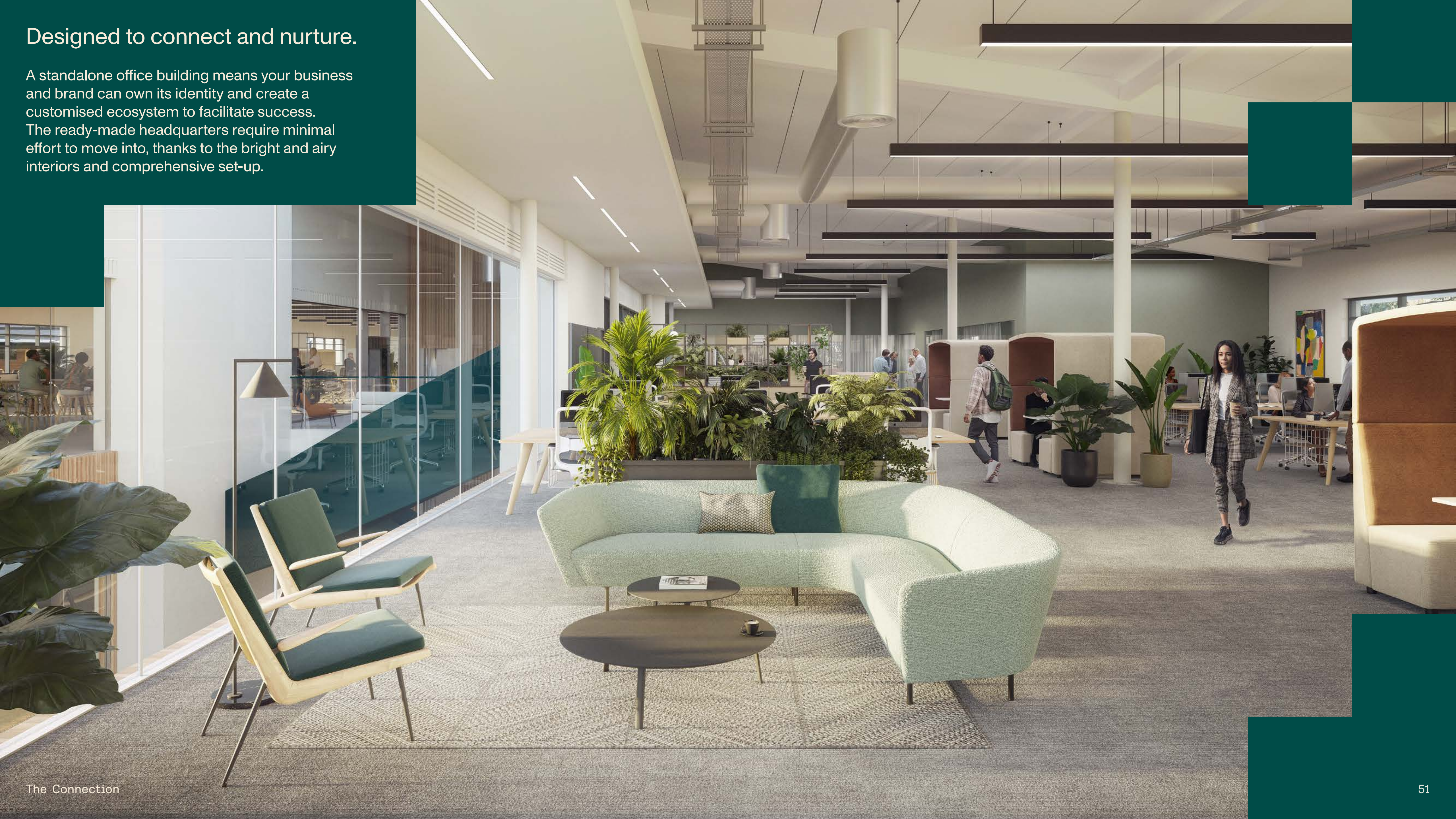
75,063 sq ft  
Office Space





# Designed to connect and nurture.

A standalone office building means your business and brand can own its identity and create a customised ecosystem to facilitate success. The ready-made headquarters require minimal effort to move into, thanks to the bright and airy interiors and comprehensive set-up.



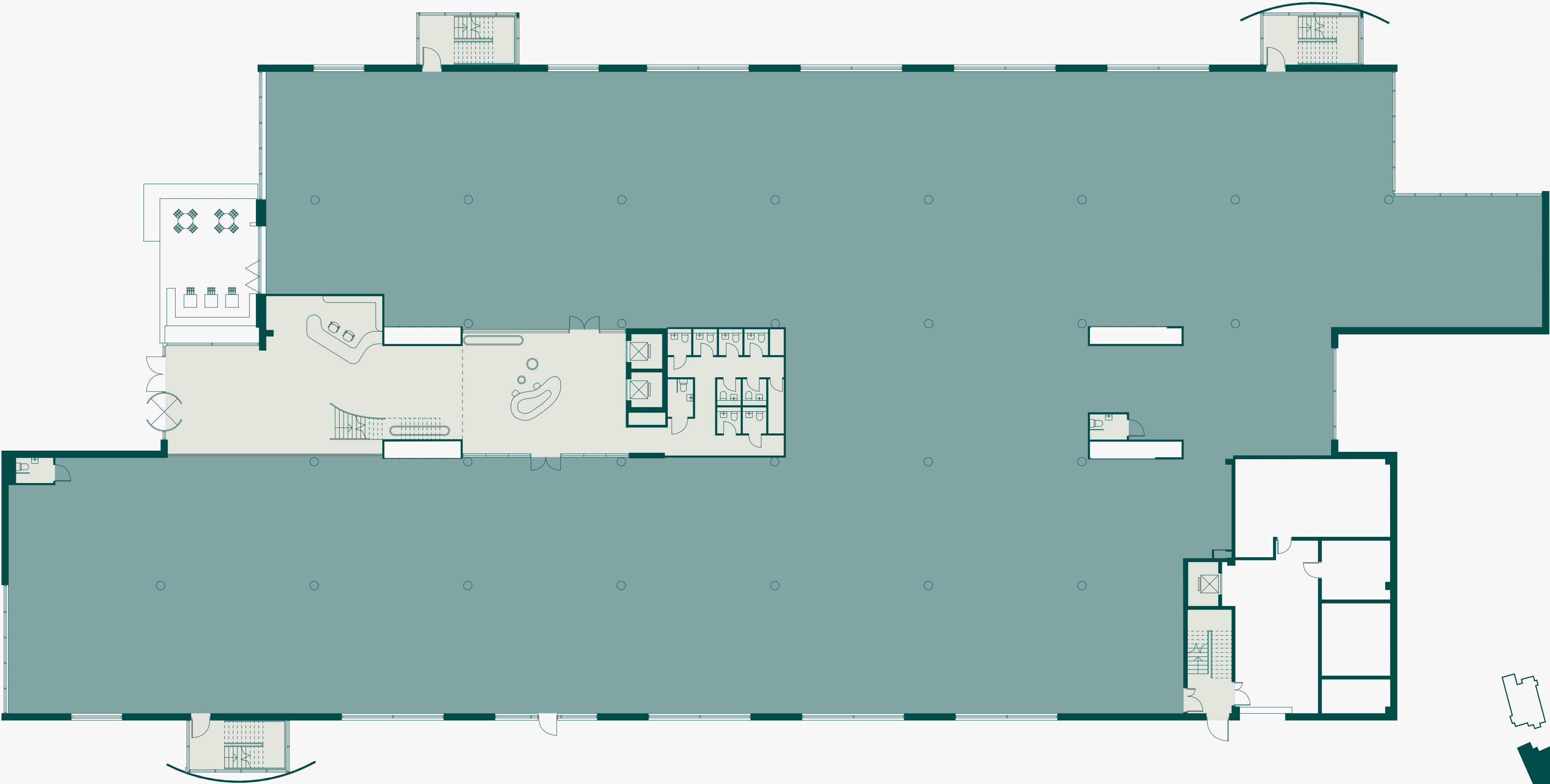


# Ground



- 24,922 sq ft Office Space
- Core
- Plant

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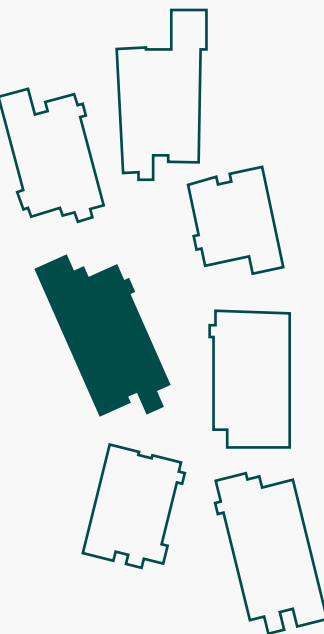
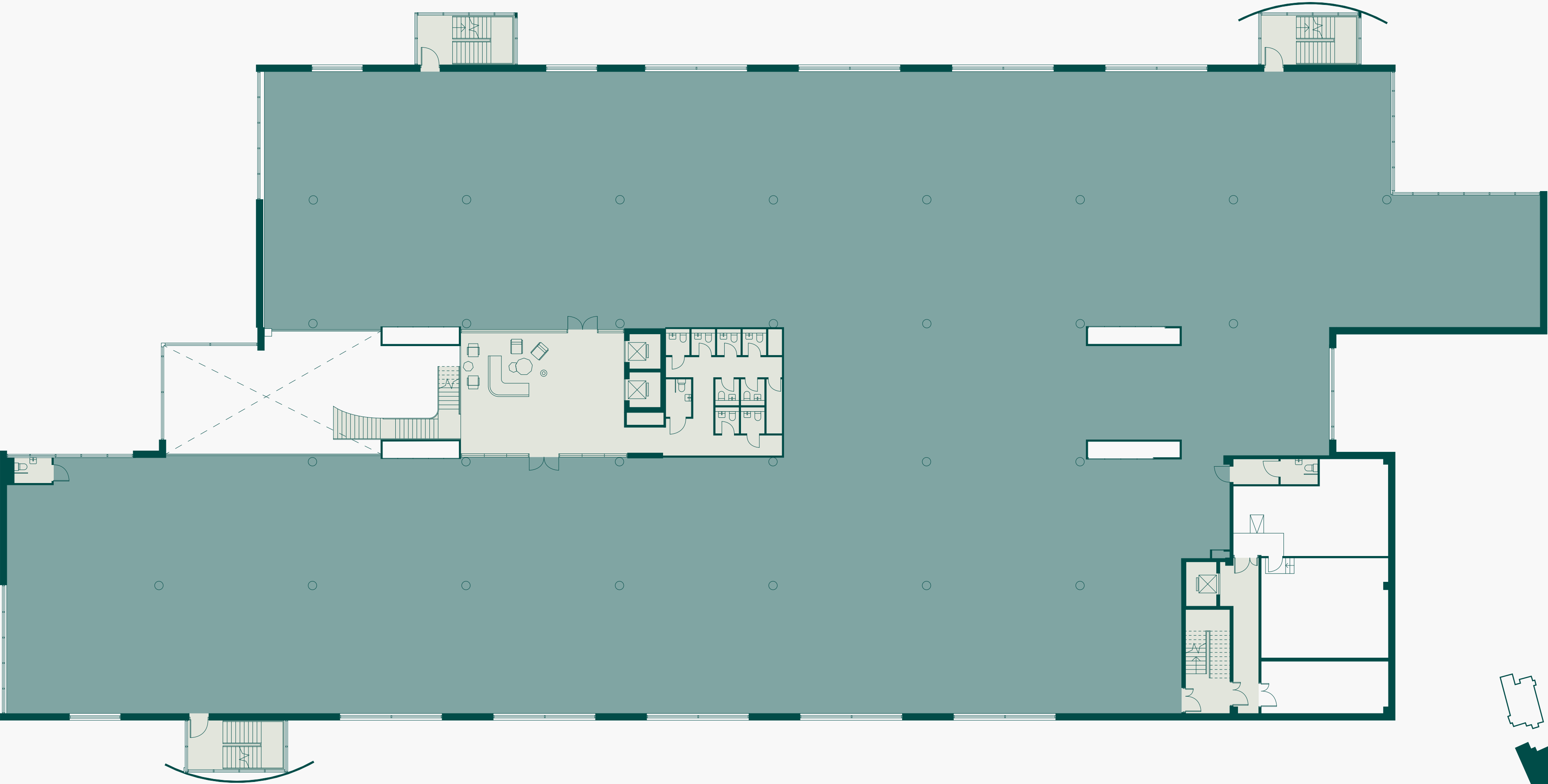


# Level 01



- 25,082 sq ft Office Space
- Core
- Plant

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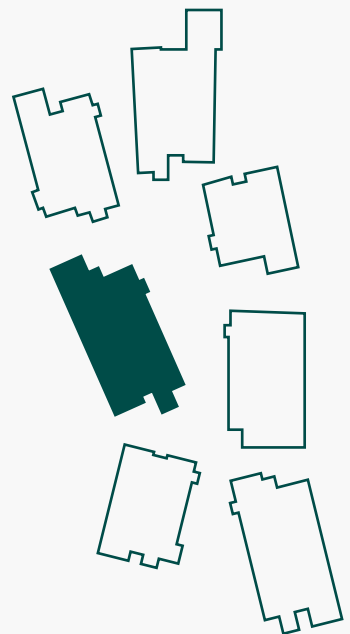
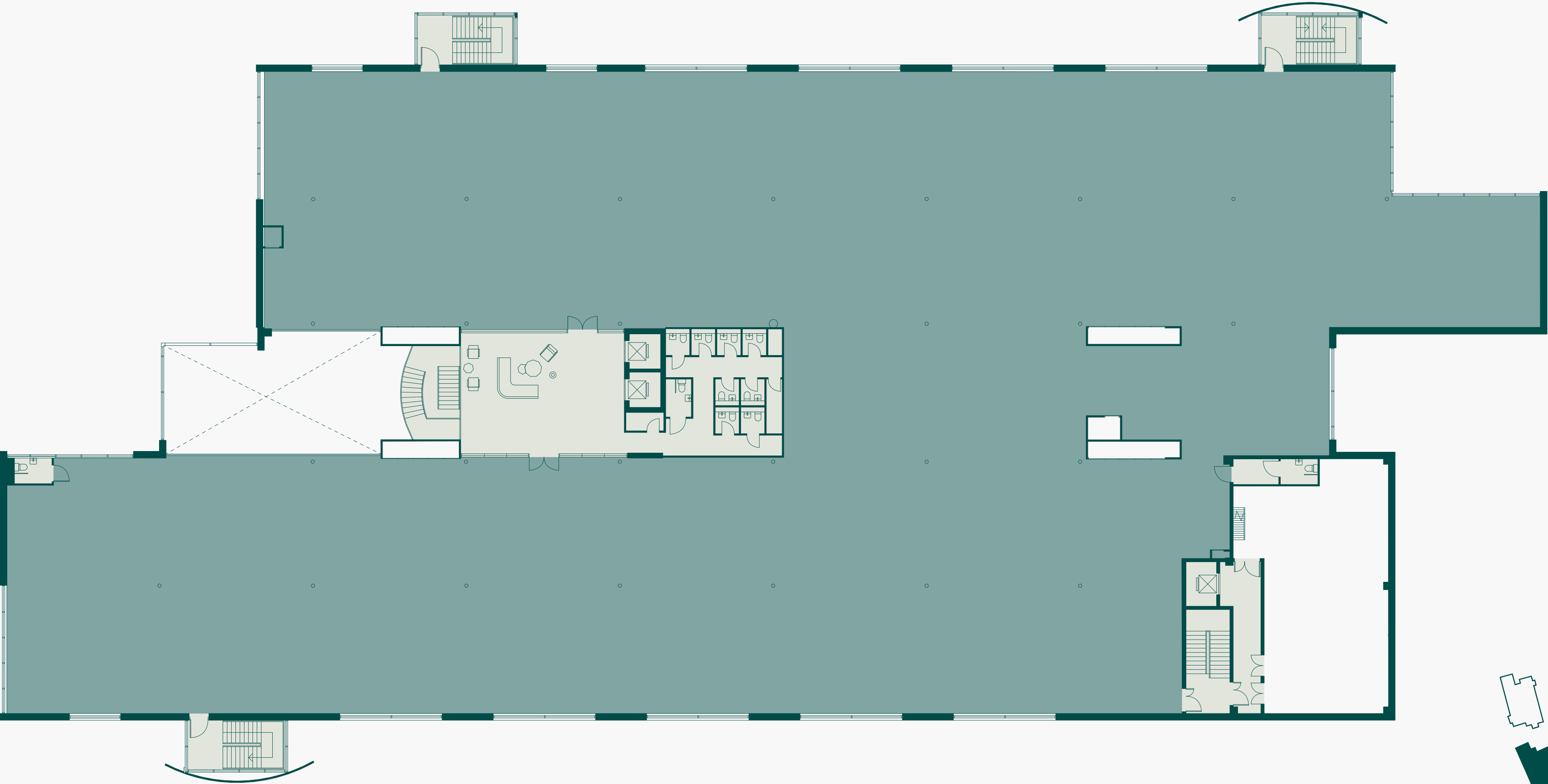


# Level 02



- 25,059 sq ft  
Office Space
- Core
- Plant

02
01
G





# Summary Specification

Triple-height reception and atrium with **signature open staircase**

24 hour on-site security

1 person per 10 sq m design capacity

1 person per 6 sq m capacity for fire regulations

Electric only VRF heating and cooling system

14 litres per sec per person ventilation provision to office spaces, controlled by CO<sub>2</sub> levels – BCO-Compliant

Load allowance **5.5W/m<sup>2</sup>** for lighting, **6W/m<sup>2</sup>** small power – BCO-Compliant

Back-up generator for **full building power**

**MID sub-meters** for lighting and power

SER Load allowance of **10kW per 1,000m<sup>2</sup>** for future tenants

**Dimmable LED general lighting** with presence and daylight dimming controls

**20% spare capacity** in the distribution boards

**Comms provision** locally with diverse routes for resilience

**2 x 13 person BCO-Compliant** passenger lifts

**1 x goods lift** (max 1,000kg)

**Enhanced biophilia**

**Internal breakout spaces** and lettable meeting rooms of varying size

**External CCTV** coverage

**385 car parking spaces** with a ratio of 1:219 sq ft

**Full access raised floors**

**3.1m to 5.7m** floor to ceiling height



# BUILDING THREE

# 07



READY FOR  
A BESPOKE FIT-OUT.  
BRING YOUR  
VISION TO LIFE.



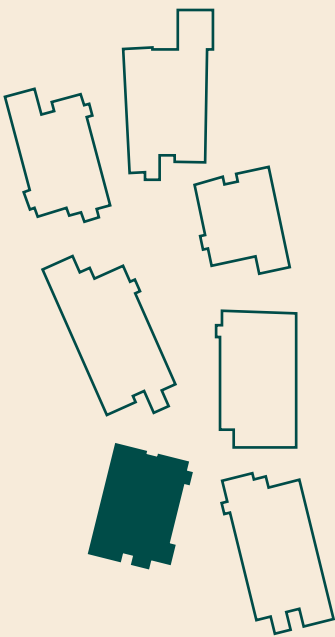


# Building Three

## Cultivate what comes next.

Stripped back to the bones, Building Three is primed for an organisation to adapt to their own needs.

This flexible structure means the occupants can imbue the space with unique character and specialised functionality. Office, lab, technical space or workshop, whatever is required can be made possible here, in an ideal location for taking advantage of all the campus has to offer.



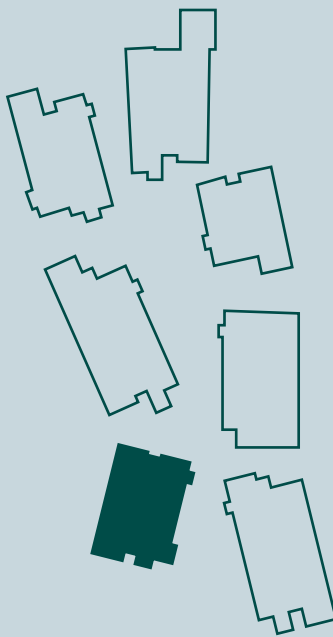
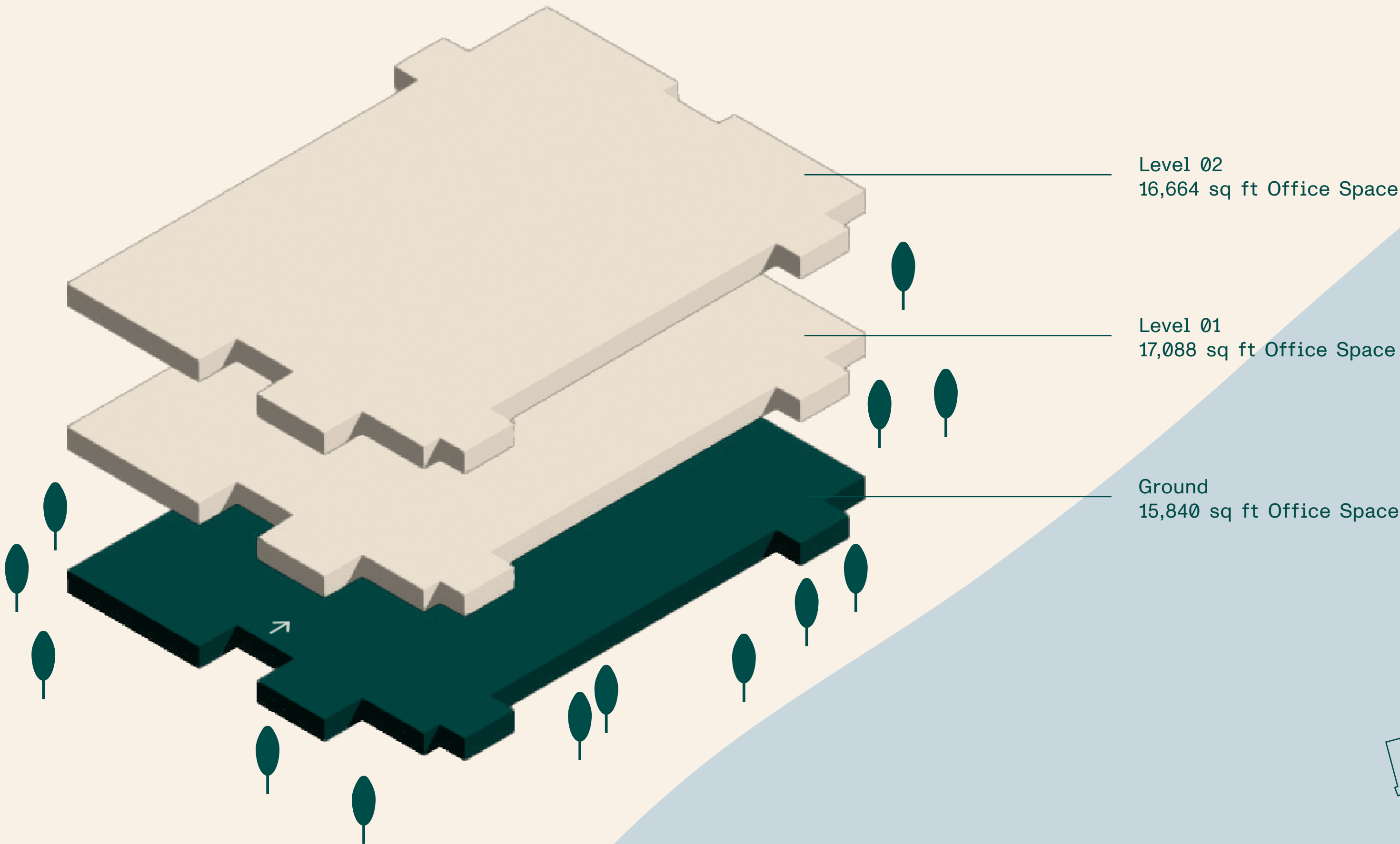
The Connection





# Overview

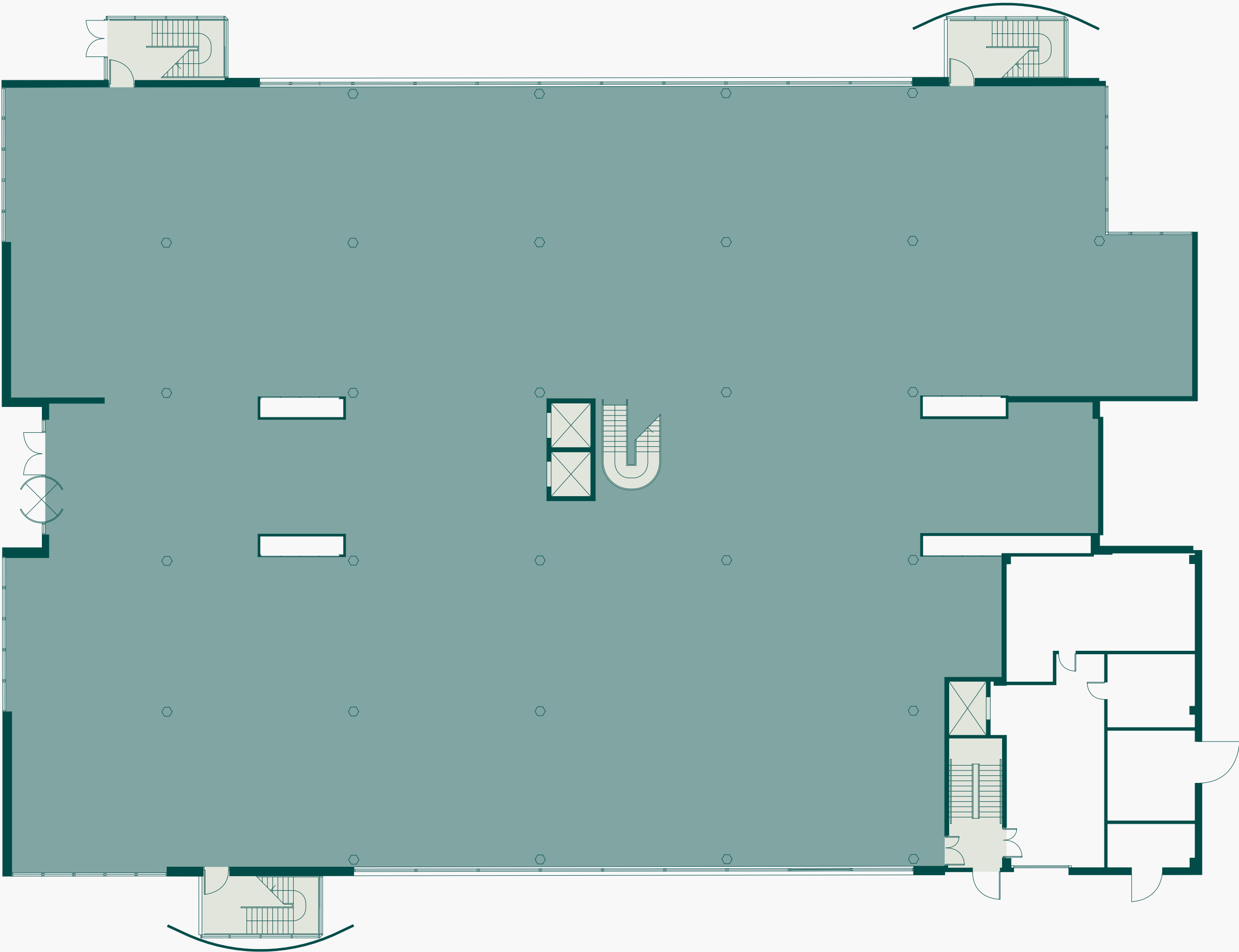
53,125 sq ft  
Office Space



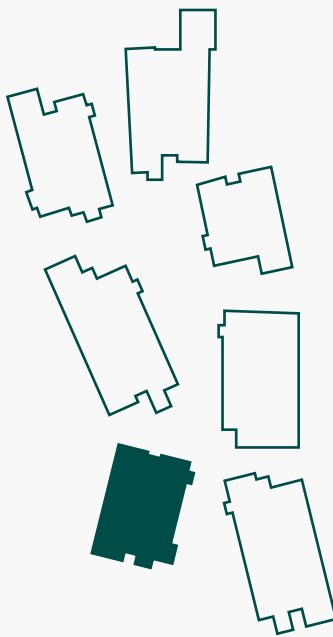


# Ground

- 15,840 sq ft  
Office Space
- 3,533 sq ft  
Central Atrium
- Core
- Plant



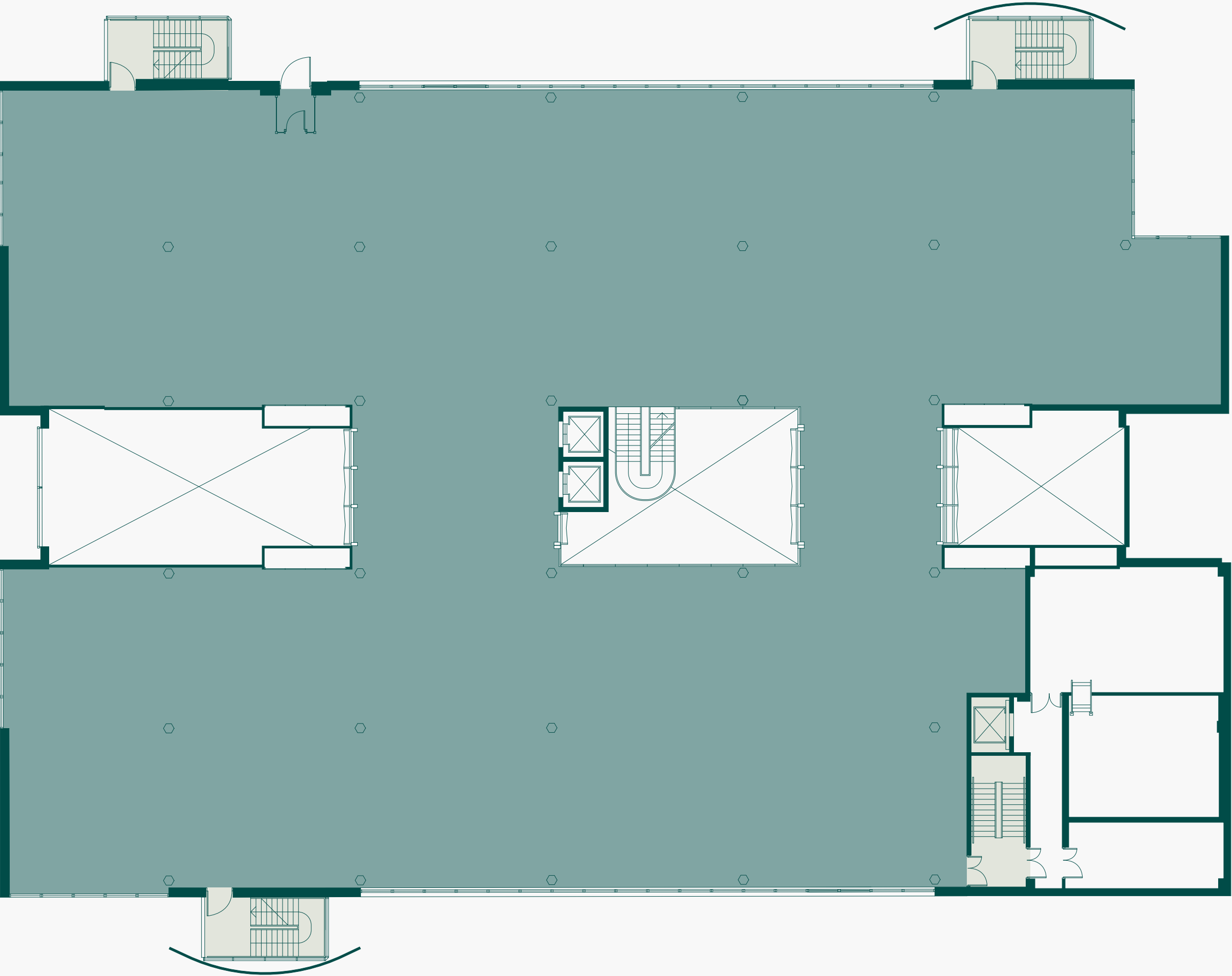
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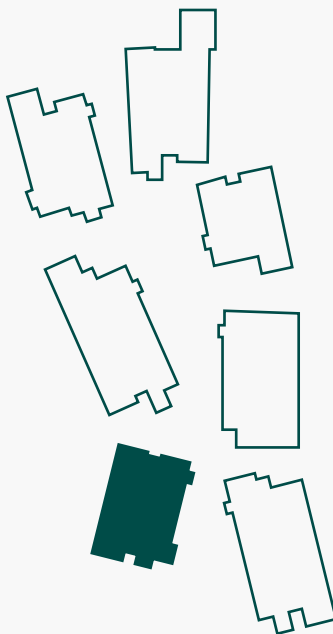


# Level 01

- 17,088 sq ft  
Office Space
- Core
- Plant



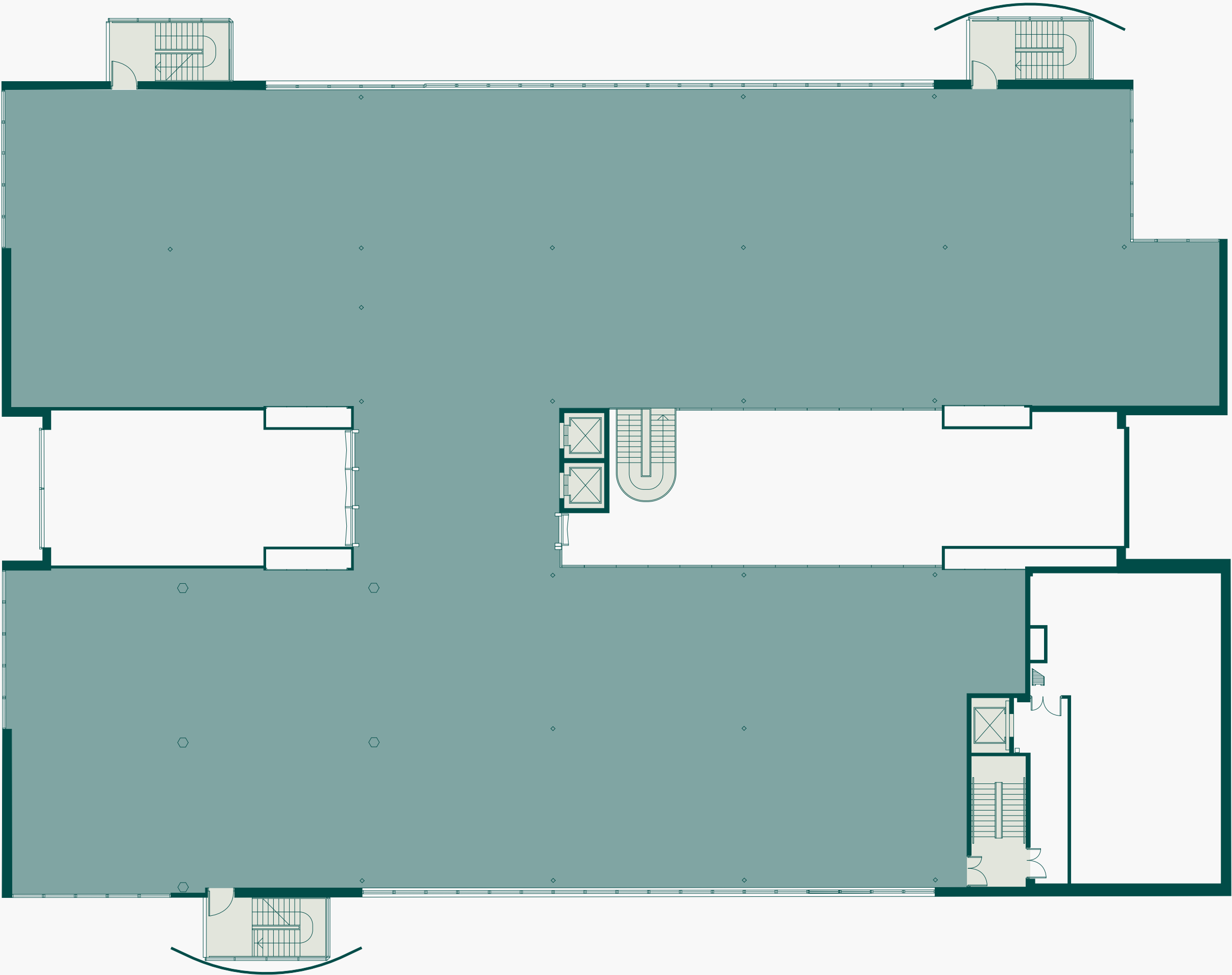
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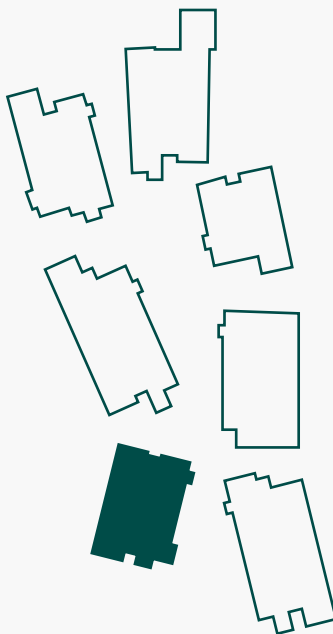


# Level 02

- 16,664 sq ft Office Space
- Core
- Plant



02
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# LABS

# 08

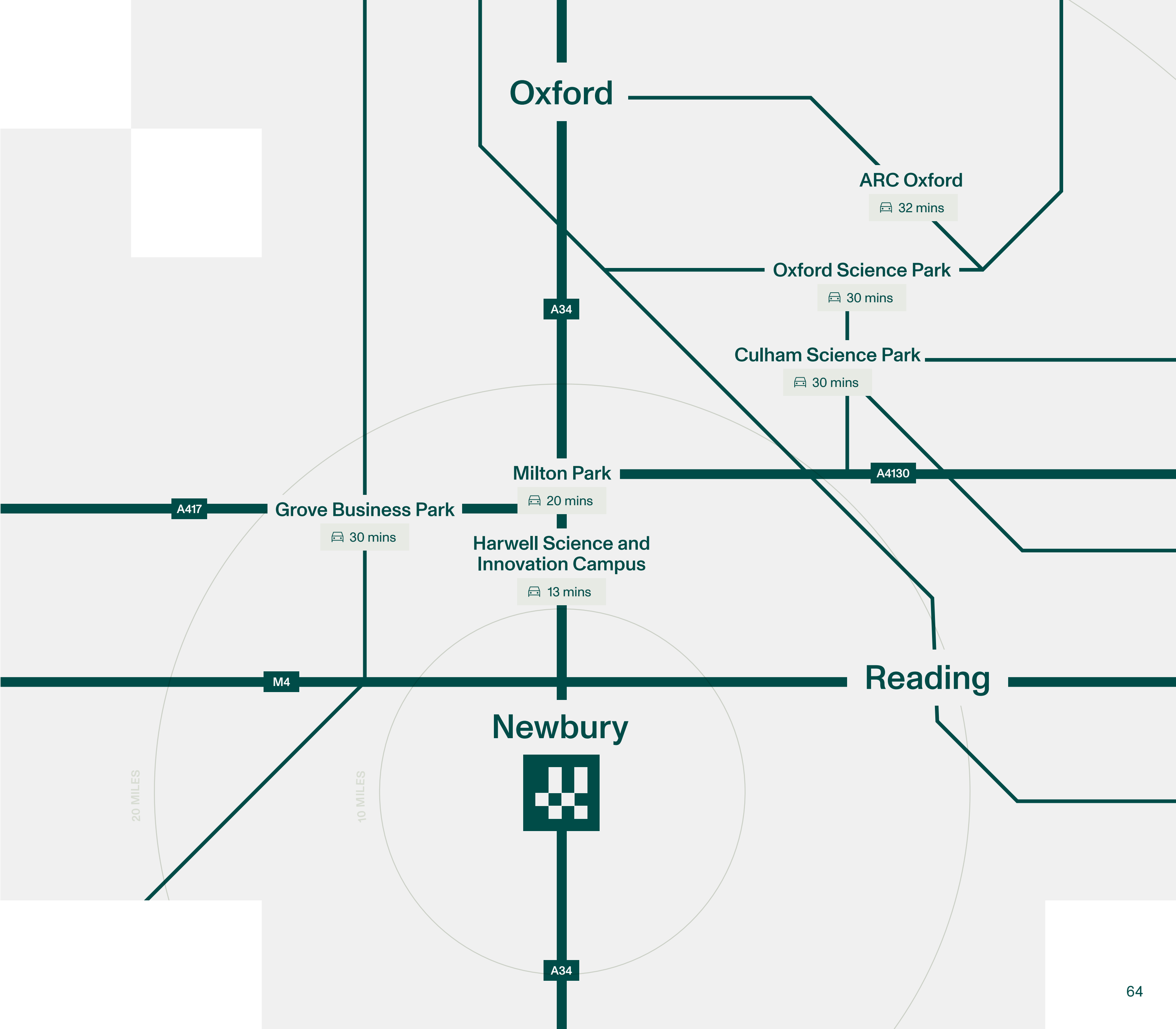


# Life Sciences

## Your next discovery starts here.

Positioned just 12 miles south of some of Oxfordshire’s most significant sciences campus’, the country’s largest cluster of scientific R&D and technology businesses, The Connection has laid the foundations for a new research facility to find its home.

Inspected by a laboratory fit-out specialist, the buildings on the campus have been classified as adaptable for several uses. With the possibility for a dry lab, clean room and wet lab (up to CL-3) on the premises, The Connection provides a new opportunity for a business to expand beyond Science Vale UK and give innovation a new address within this internationally renowned area of discovery.





LAB-READY

Fume extraction routes are ready for use, while slab to slab heights of between 3.38m and 6m provide ample space for equipment.

POWER PROTECTION

Electric power from a 1MVA substation serves each building, natural gas connection is available, and back-up generators provide peace of mind.

ENHANCED ACCESS

A dedicated loading bay and service lift is available for secure deliveries and waste removal.

SECURE STORAGE

Specialist gas and hazardous waste storage facilities are possible on-site.

COLLABORATIVE HUB

The central atrium and campus hub promote the sharing of ideas and inspiration to power your business.

5.9 METRES

Slab to slab heights between 3.4m to 5.9m.







# THE CONNECTION

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RG14 2FN

[connectionnewbury.com](http://connectionnewbury.com)

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