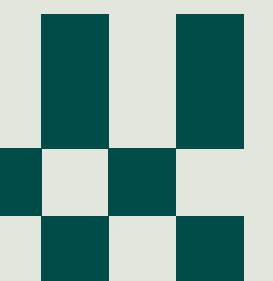


THE CONNECTION

Building Two



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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Newbury	12
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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

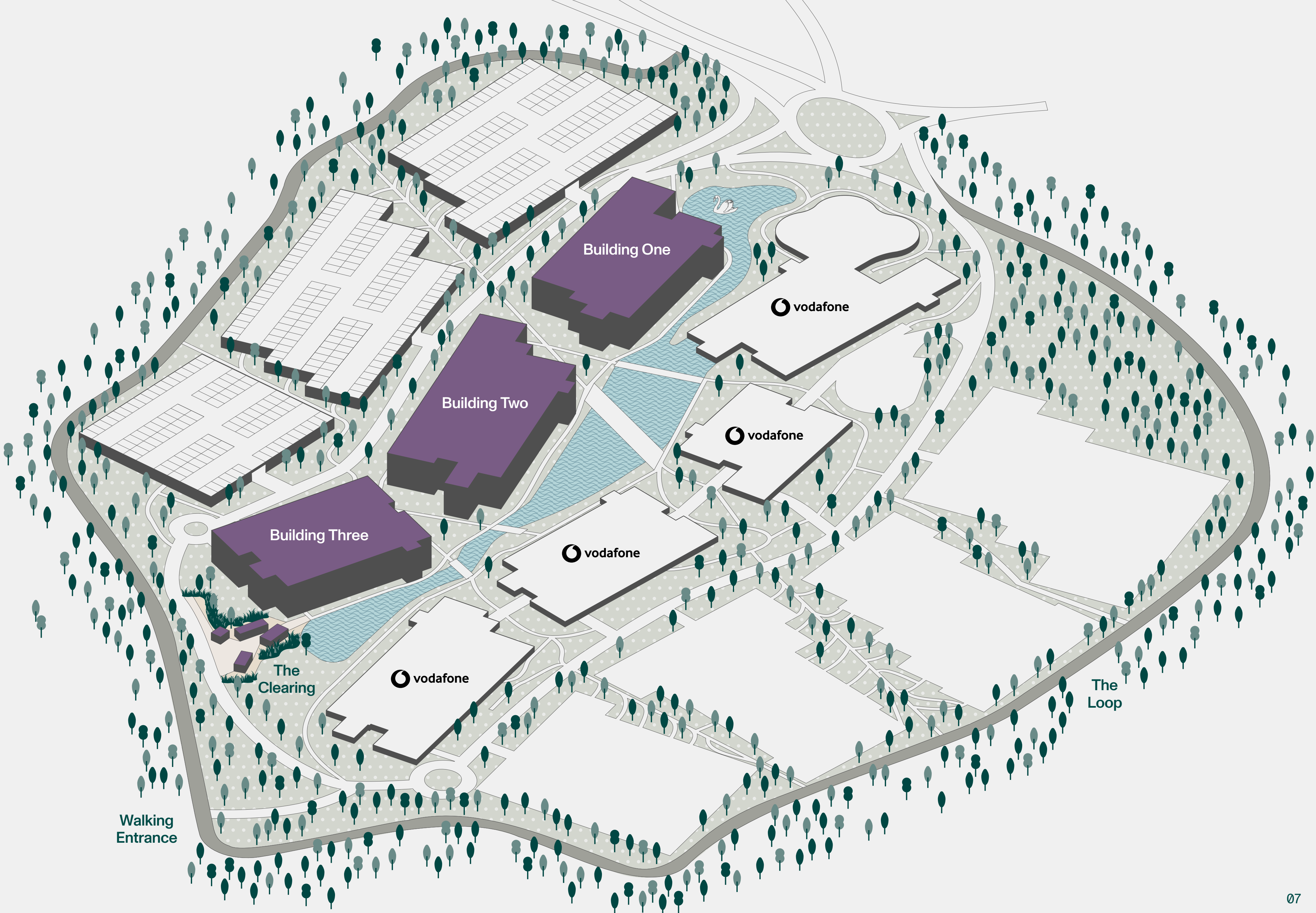
Office Space 75,063 sq ft
Car Parking Spaces 385

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 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

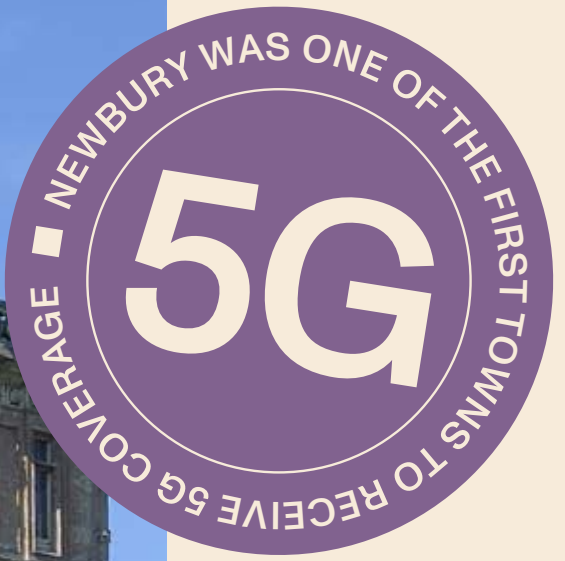


Newbury Town





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

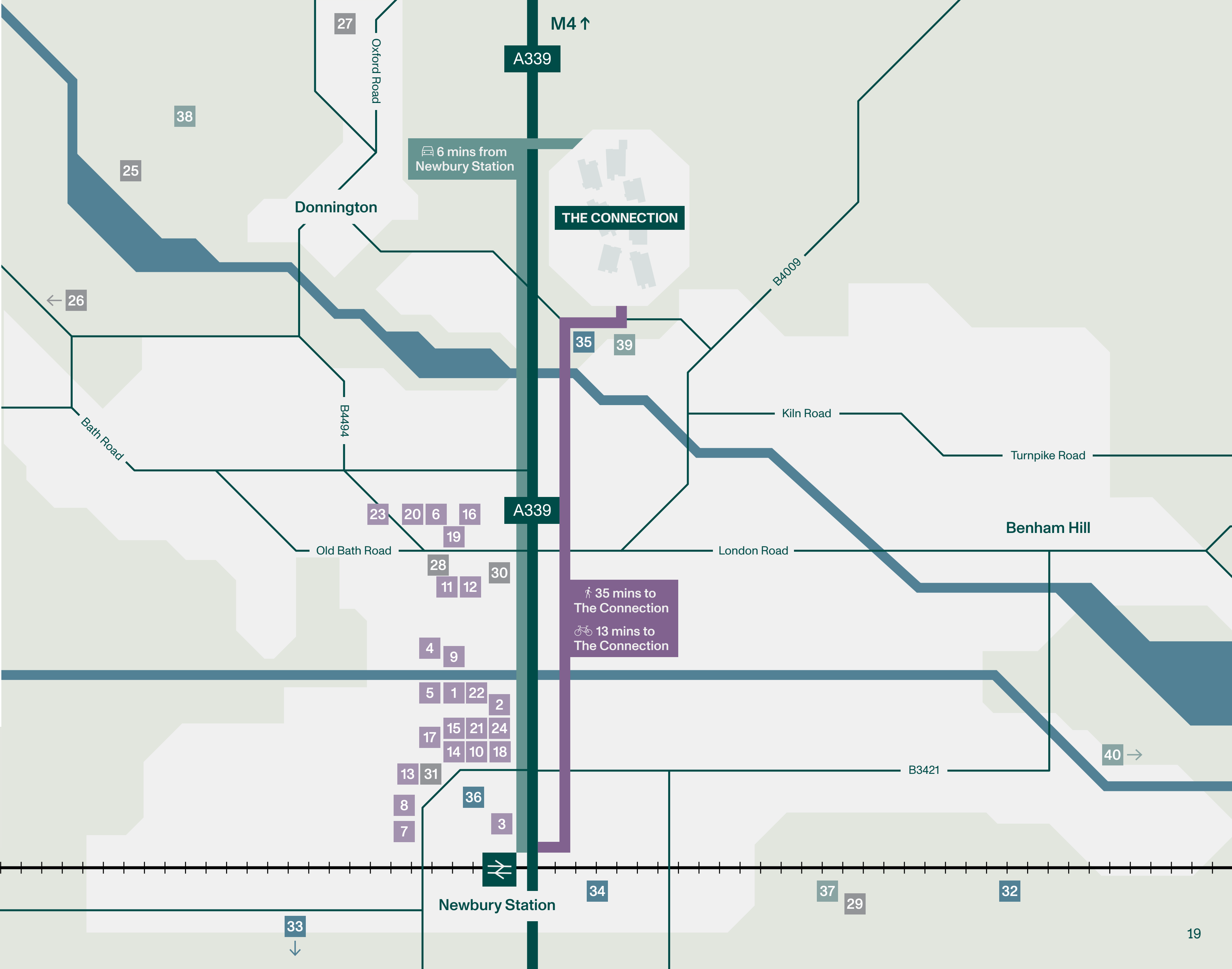
- 25 Donnington Grove
- 26 The Vineyard
- 27 Donnington Valley Hotel & Spa
- 28 Pelican House
- 29 The Lodge at Newbury Racecourse
- 30 Premier Inn
- 31 The Dolphin

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



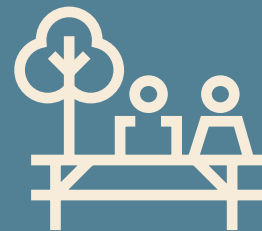
Pop-up food stalls



The Loop, a 1.3km walking/running route



Gym and fitness studio



External meeting points



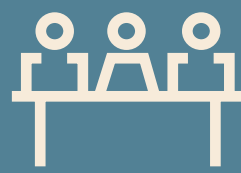
Sunken garden



Café with outdoor seating



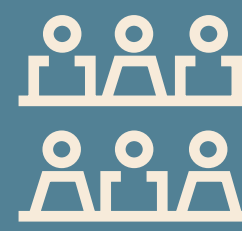
Car park ratio 1:219 sq ft



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



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.

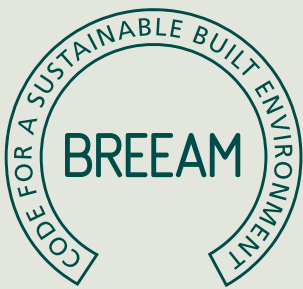
Whole life Carbon over 60 year's

829 KG CO₂e/m²

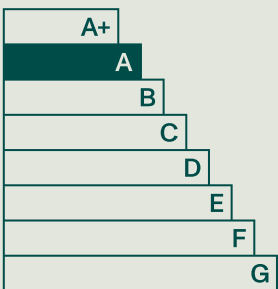
1,085 KG CO₂e/m²

■ Refurbished Scenario □ New Build Scenario

Target accreditations



BREEAM 'Excellent'



EPC Rating A

4,341 TONNES CO₂

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

Which is a


24% REDUCTION

compared to a new build scenario.

BUILDING TWO

06





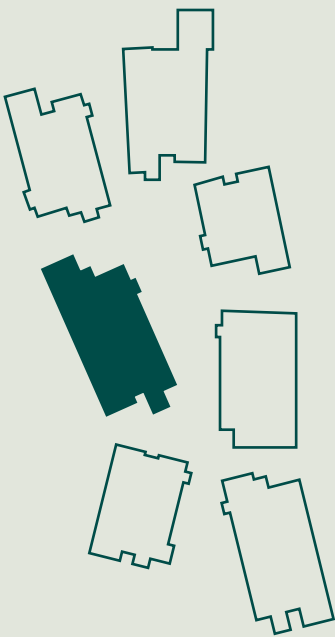
**REGENERATED
FOR A
FUTURE-FACING
BUSINESS.**

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.

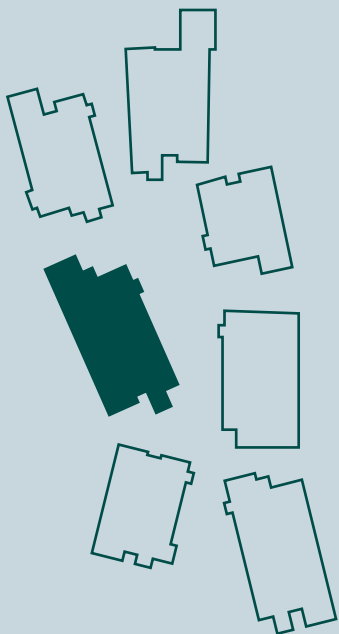
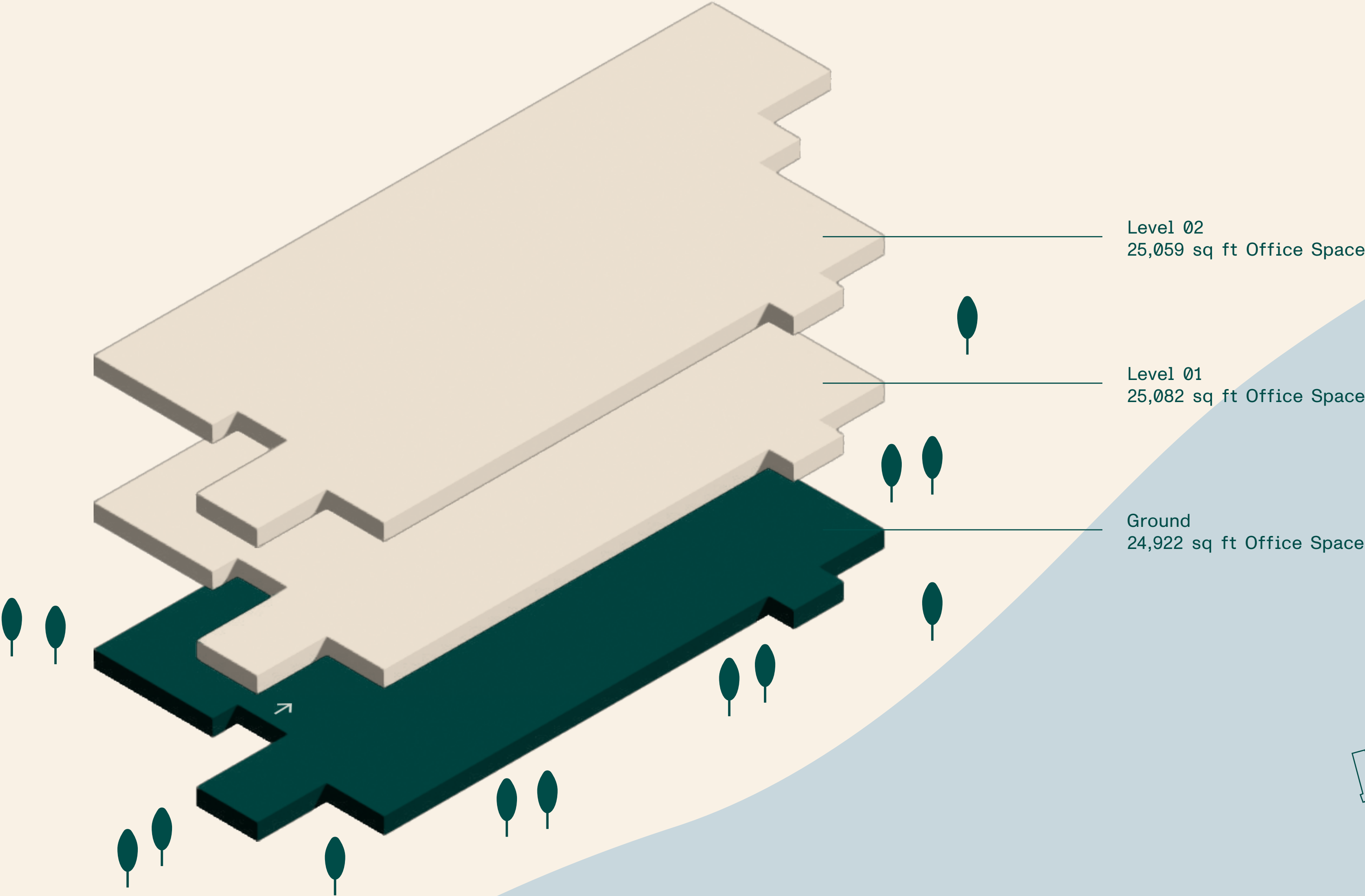


The Connection



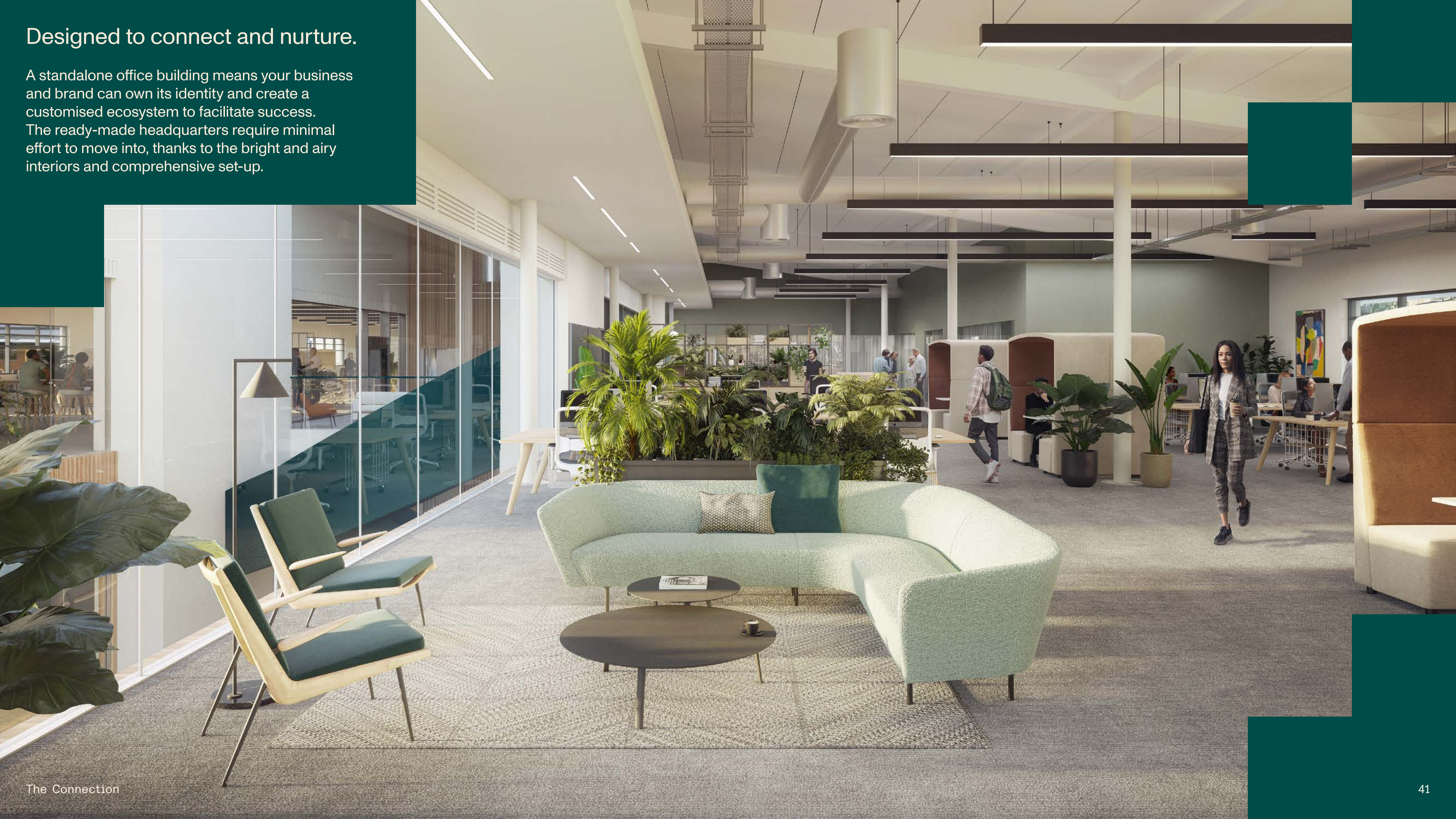
Overview

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.

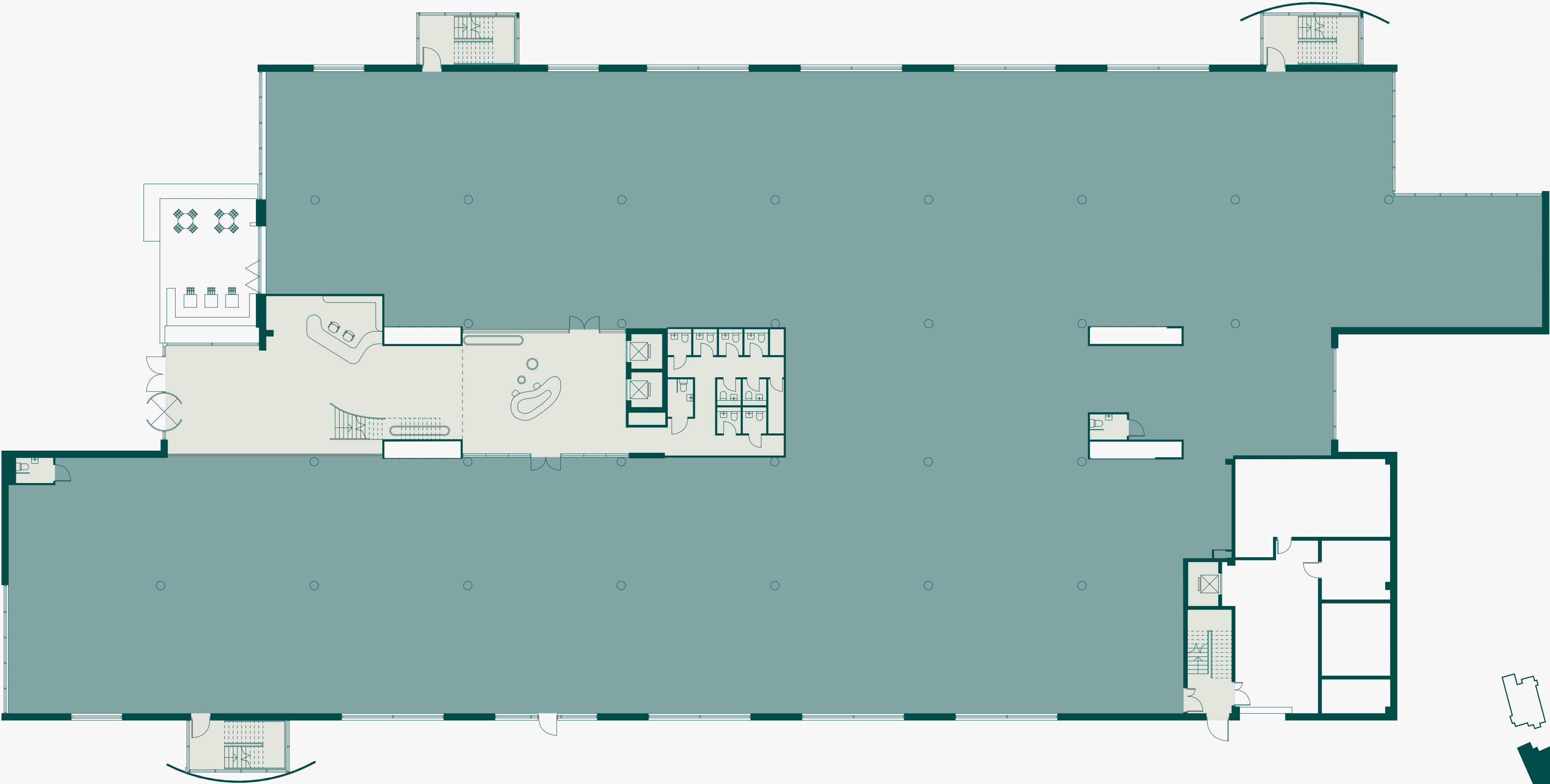


Ground



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

02
01
G

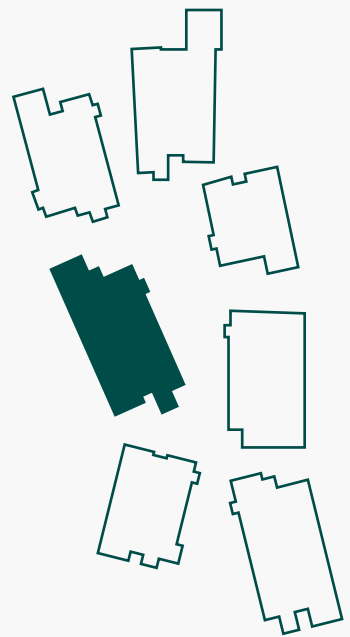
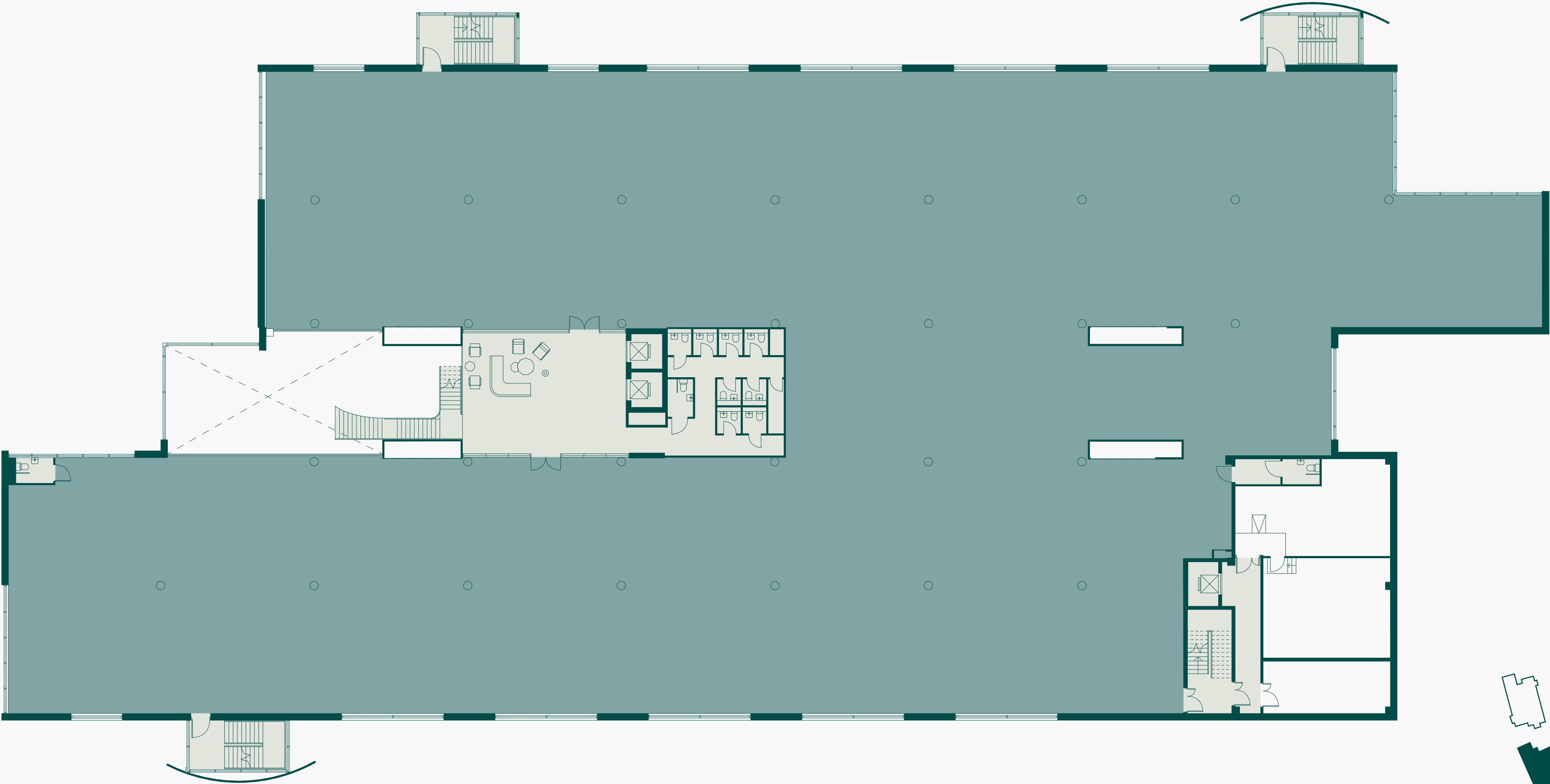


Level 01



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

- 02
- 01
- G

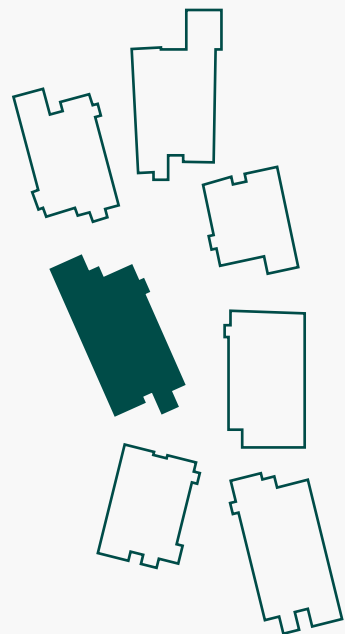
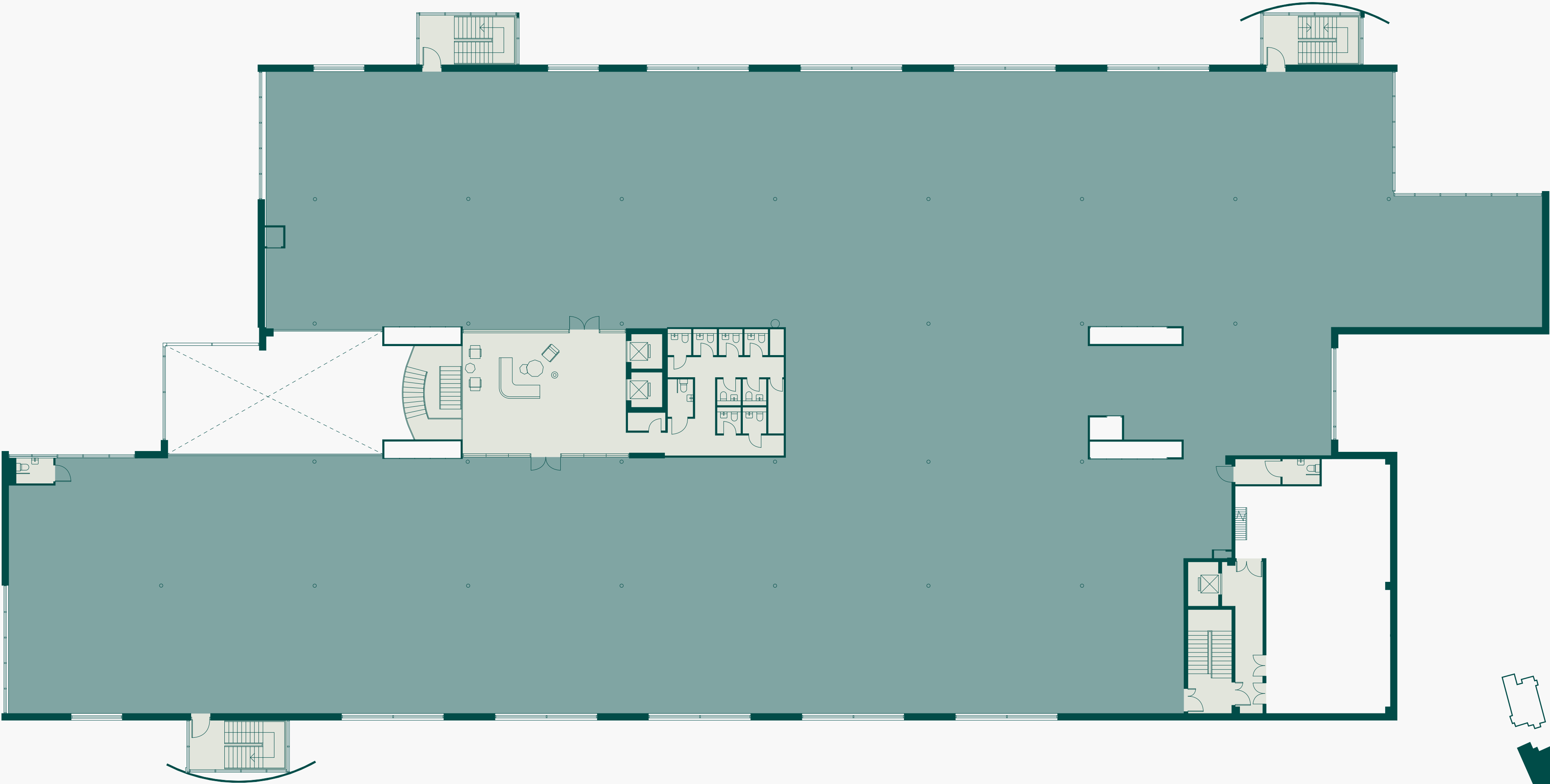


Level 02



- 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 CO₂ levels – BCO-Compliant

Load allowance **5.5W/m²** for lighting, **6W/m²** small power – BCO-Compliant

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

MID sub-meters for lighting and power

SER Load allowance of **10kW per 1,000m²** 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

THE CONNECTION

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Oval

