



# The Gateway Building

165 – 18,212 sq ft of offices,  
R&D and lab space at the  
University of Reading's  
Thames Valley Science Park

[thegatewaybuilding.co.uk](http://thegatewaybuilding.co.uk)

# Description

- Strategically located near Junction 11 of the M4
- Dynamic hub for a vibrant community of forward-thinking, knowledge-based companies
- State-of-the-art laboratories
- Adaptable office spaces within a campus-style setting
- Flexible meeting facilities
- On-site café with atrium and outside seating to encourage collaboration
- A diverse mix of companies ranging from start-ups to global R&D centres



# Amenities



**Staffed  
reception**



**High-capacity  
broadband &  
telephone services**



**Meeting  
facilities**



**Kitchenette  
facilities**



**On-site car parking  
1:300 sq ft**



**On-site security**



**24/7 building  
access**



**Café and atrium  
space**



**Long-term growth  
potential**



# Accommodation

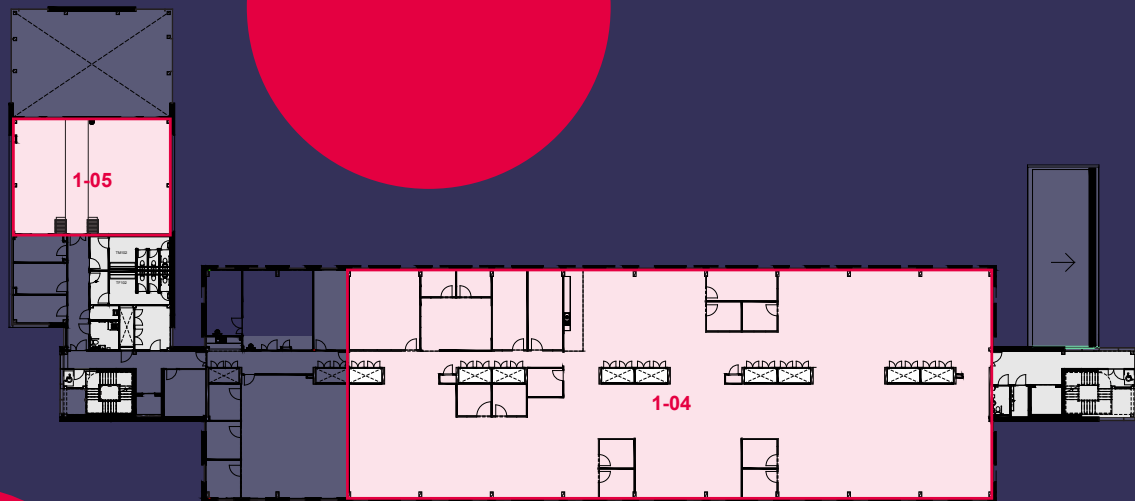
| Suite | Floor  | Current configuration | sq ft  | sq m    |
|-------|--------|-----------------------|--------|---------|
| 1-04  | First  | Offices               | 13,009 | 1,208.6 |
| 1-05  | First  | Offices               | 1,815  | 168.6   |
| 2-20  | Second | Lab space             | 1,188  | 110.4   |
| 2-22  | Second | Lab space             | 1,141  | 106.0   |
| 2-27  | Second | Lab space             | 315    | 29.3    |
| 2-29  | Second | Storage               | 165    | 15.3    |
| 2-31  | Second | Offices               | 579    | 53.8    |
| Total |        |                       | 18,212 | 1,692.0 |

## Second floor



Not to scale. For indicative purposes only.

## First floor



Not to scale. For indicative purposes only.

# Location

- Innovative community
- Campus-style environment with space to grow through future developments
- Generous car parking and cycle bays
- Buses from the Science Park to Reading Train Station running twice every hour during peak times
- The park is located adjacent to The M4 (0.5 miles from J11)
- Heathrow airport is approximately 35 minute's drive away
- Within the technology cluster of the Thames Valley



# Further Information

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