

# Capsule Fully Fitted Plug & Play Workspace

The Apex logo is a stylized, white, geometric representation of the word 'APEX' in a bold, sans-serif font. The letters are composed of multiple parallel lines, creating a sense of depth and modernity. The 'A' and 'X' have a more complex, multi-lined structure, while the 'P', 'E', and 'X' are simpler, with the 'X' also featuring multiple parallel lines. The logo is positioned in the lower right quadrant of the image, partially overlapping the building and the street.

Apex



# Contents

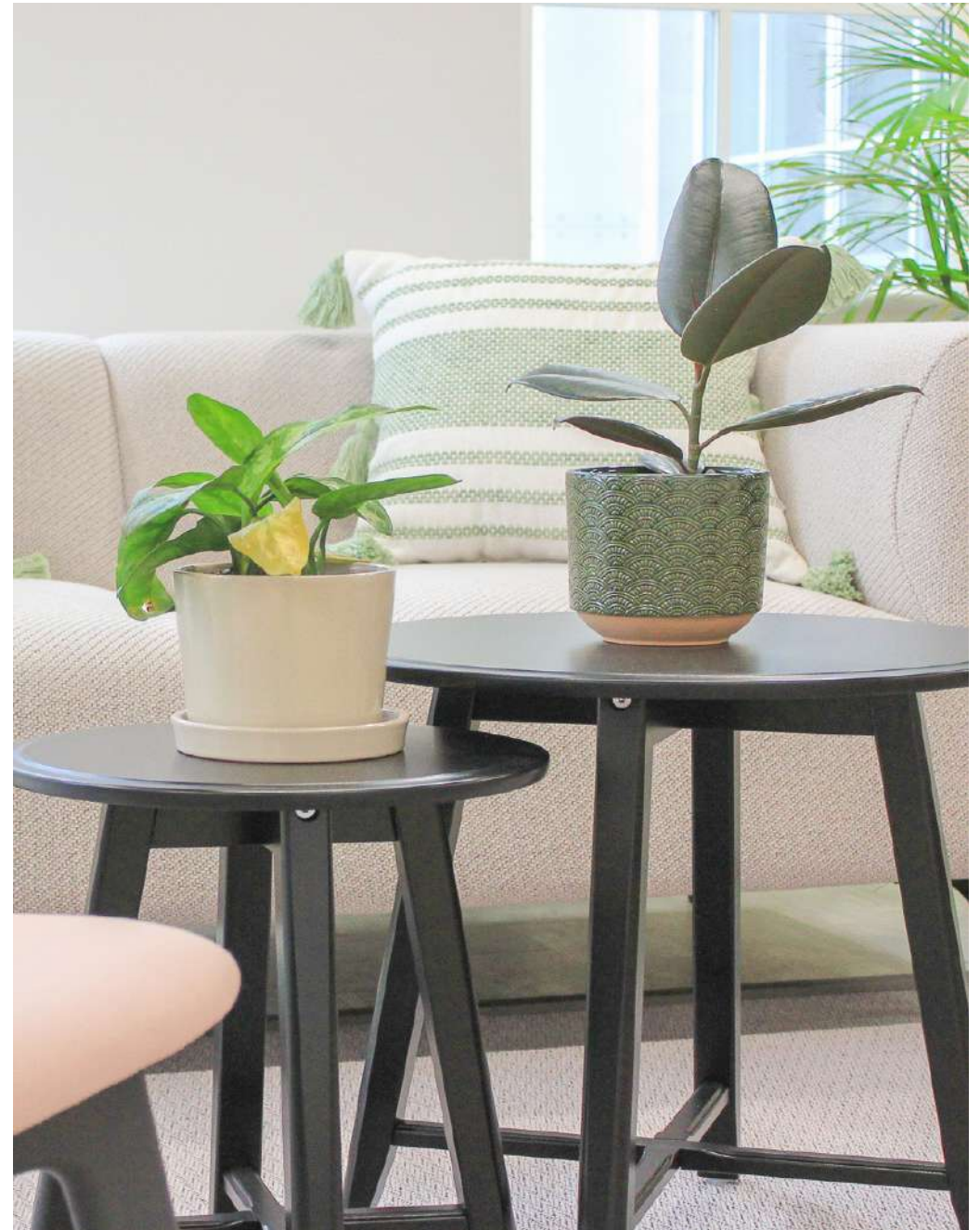
The vision	Page 3
The L&G proposition to you	
The building	Page 4
A prime location	
The layout	Page 5
A scale layout of the space	
The specification	Page 10
An outline of the space	
The little extras	Page 10
Take it further with these supercharged options	
The delivery	Page 11
A brief overview of the timescale	



# The Vision

Legal & General are here to support your fit out needs using our experience as a premier and trusted landlord within the UK, to capture both your occupier aspirations and imagination of your office space and combine this with a simplified rental arrangement that includes the cost of fit out to create an efficient and effective solution for any business. At Legal & General, we call this concept 'Capsule'.

Creating work ready solutions is a fundamental of the Legal & General business and the following pages serve as a baseline proposal, which can be entirely tailored to your needs.



# The Building

APEX is a unique office space in Reading, designed to encourage strong working relationships. We believe in genuine connections, not just touching base.

Apex is adjacent to Reading station demonstrating both its convenience and connectivity to central London and the rest of England.

The space is available by way of a new flexible lease or managed solution direct from the landlord.

## 7,146 sq ft Floorplate

---

- Fully fitted plug & play space
- HVRF air conditioning system
- Fully accessible raised floors
- LED compliant lighting
- DDA Compliant
- Amenities in close proximity

APEX



# The Layout



# The Specification

We have created a workplace strategy that is underpinned by collaboration and creativity, yet perfectly complimented by functionality.

The baseline layout provides everything a modern Reading based tenant requires, ready for plug and play.

## At a glance

- 68 workstations
- Private outdoor space
- Multiple breakout spaces
- Four formal meeting rooms
- Fully equipped teapoint
- WC's in proximity to suite
- Ergonomic task chairs
- Luxurious soft furnishings
- Two desktop power outlets per person
- One data outlet per person
- 37db acoustic performance in meeting room
- Cat 6 connectivity\*

\*available by way of separate contract







APEX





APEX





APEX

# The Little Extras

We recognise that despite our efforts to capture your every desire when it comes to office space, it is personal and thus the team are here to work with you to tailor the environment to your needs.

## Optional upgrades

- Sit/stand desks
- Sustainable leather fabrics to furnishings
- Increased hard flooring
- Additional feature lighting
- Acoustic drapery
- Zip Tap
- Dressing & Biophilia



# APEX



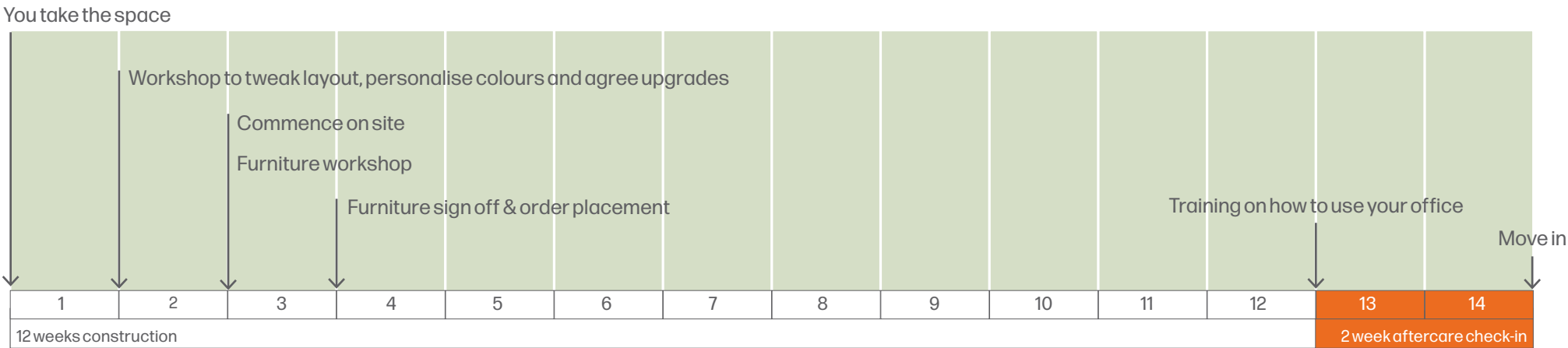
# The Delivery

In order to provide you with confidence around both cost and timescales we hope you find our value-driven delivery offer compelling. Flexibility is built in, as you would expect.

## Delivery

- Move in 14 weeks after taking the space
- Full training on the features and functionality of your new workspace
- On-hand after your move to provide support with scheduled aftercare check-in

## The journey to your new home



# APEX

We have inspiring spaces for inspiring businesses. At Apex, we believe working life should be about meaningful connections. It's better for work, it's better for you.

The 221,000 sq ft Grade A office building is arranged over four blocks and seven stories, bringing its community together with a bright, full-height atrium and large co-working space on the ground floor.

Our refurbished reception, communal areas, cafés and retail space enable natural opportunities to connect and unwind.



Apex Reading

Block B, Level 5. 7,146 sq ft



Design by Cast Interiors  
hello@castinteriors.uk  
www.castinteriors.uk

#### Misrepresentation Act

Misrepresentation Act: Important notice: the agents and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. October 2022.

# APEX

Apex Reading  
Forbury Road, Reading RG11AX

Refurbished  
and owned by



## CAMPBELL GORDON

Rob Marson  
+44 (0) 7778 467 781  
Rob@campbellgordon.co.uk

Fergus Haig  
+44 (0) 7553 141 137  
Fergus@campbellgordon.co.uk

## Knight Frank

Andy Nixon  
+44 (0) 7973 924 947  
Andy.Nixon@knightfrank.com

Roddy Abram  
+44 (0) 7899 001 028  
Roddy.Abram@knightfrank.com

## Capsule

Capsule  
CapsuleLeasing@lgim.com  
+44 (0) 20 3124 2702

LGIM  
One Coleman Street, London  
EC2R 5AA