

# BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

## A PRIME INVESTMENT



**St Edward**  
Designed for life

## OVERVIEW

# A NEW PERSPECTIVE ON URBAN LIVING

Contemporary design-led apartments, located at the heart of the M4 tech corridor and with outstanding transport links – Bankside Gardens offers an exceptional opportunity to invest in Reading's growing economy.

Welcome to Bankside Gardens, an exciting, connected and uber-stylish development. Cutting-edge design combines the ultimate urban lifestyle with a focus on wellbeing.

Set in acres of parkland and beside a beautiful lake, Bankside Gardens offers London lifestyle in a relaxed and natural environment – yet is satisfyingly close to the transport, retail, cultural and educational facilities of Reading and beyond.

**461**  
one and two bedroom  
apartments (including 98  
affordable apartments)

**9**  
acre lake

**7**  
acre  
development

**3**  
acres of parkland  
and landscaped  
gardens

Computer Generated Image of Bankside Gardens, indicative only. Landscaping to be finalised.

## LOCATION

Bankside Gardens,  
Green Park,  
Reading, Berkshire  
(adjacent Green Park Village)

## DEVELOPER

St Edward (a joint venture company  
owned by the Prudential Assurance  
Company and Berkeley)

## ARCHITECTS

Broadway Malyan  
Brookes Architects

## LOCAL AUTHORITY

Reading Borough Council

## PROPOSED AMENITIES

- Gym
- Cinema Room
- Co-working studio
- Communal areas with lounge and Wi-Fi bars
- 12 hour concierge

## TENURE

999 years leasehold

## PARKING

Allocated parking space  
to all apartments

## WARRANTY

10 year NHBC warranty with  
2 year St Edward warranty

## ESTIMATED COMPLETION

February - July 2021

## SERVICE CHARGE

Estimated £3.19 per sq ft

## GROUND RENT

£250 per annum

## ESTIMATED RENTAL YIELD

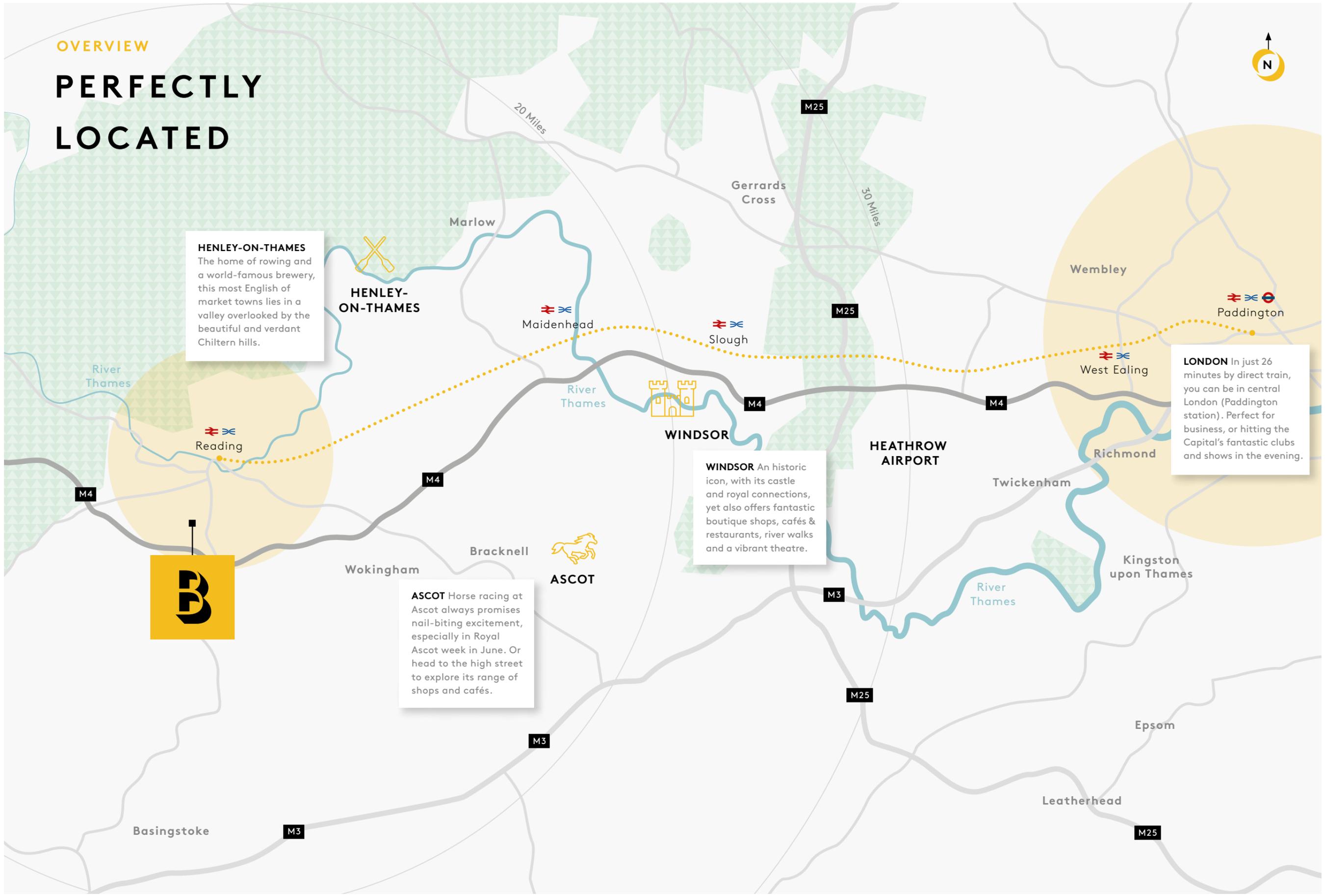
Up to 4.8% per annum

## PAYMENT STRUCTURE

- £1,000 payable on reservation
- 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)
- Further 10% of purchase price is payable no later than 6 months after exchange of contracts
- Balance payable on completion

OVERVIEW

# PERFECTLY LOCATED



**HENLEY-ON-THAMES**  
 The home of rowing and a world-famous brewery, this most English of market towns lies in a valley overlooked by the beautiful and verdant Chiltern hills.

**HENLEY-ON-THAMES**

**WINDSOR**

**WINDSOR** An historic icon, with its castle and royal connections, yet also offers fantastic boutique shops, cafés & restaurants, river walks and a vibrant theatre.

**ASCOT**

**ASCOT** Horse racing at Ascot always promises nail-biting excitement, especially in Royal Ascot week in June. Or head to the high street to explore its range of shops and cafés.

**LONDON** In just 26 minutes by direct train, you can be in central London (Paddington station). Perfect for business, or hitting the Capital's fantastic clubs and shows in the evening.



READING: A GROWTH TOWN

# UNRIVALLED CONNECTIONS

Reading is the transport hub of the Thames Valley, with excellent road and rail links to London, Heathrow and beyond. The completion of Crossrail will increase its importance as a business and retail destination.

6

minutes by train from Reading Green Park Station to Reading Central Station

23

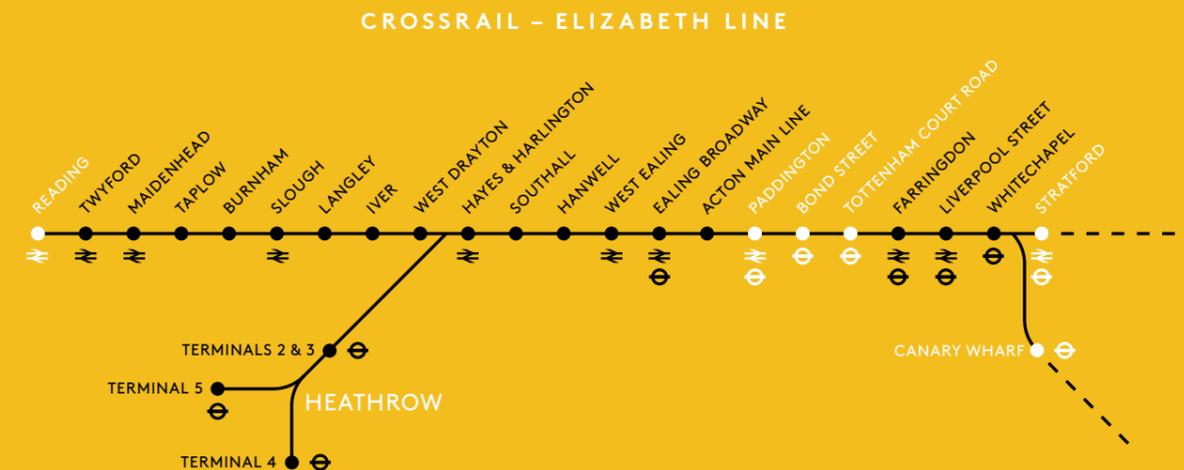
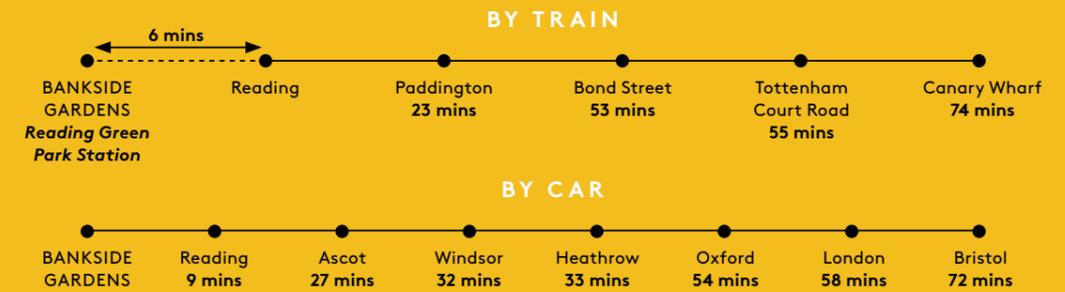
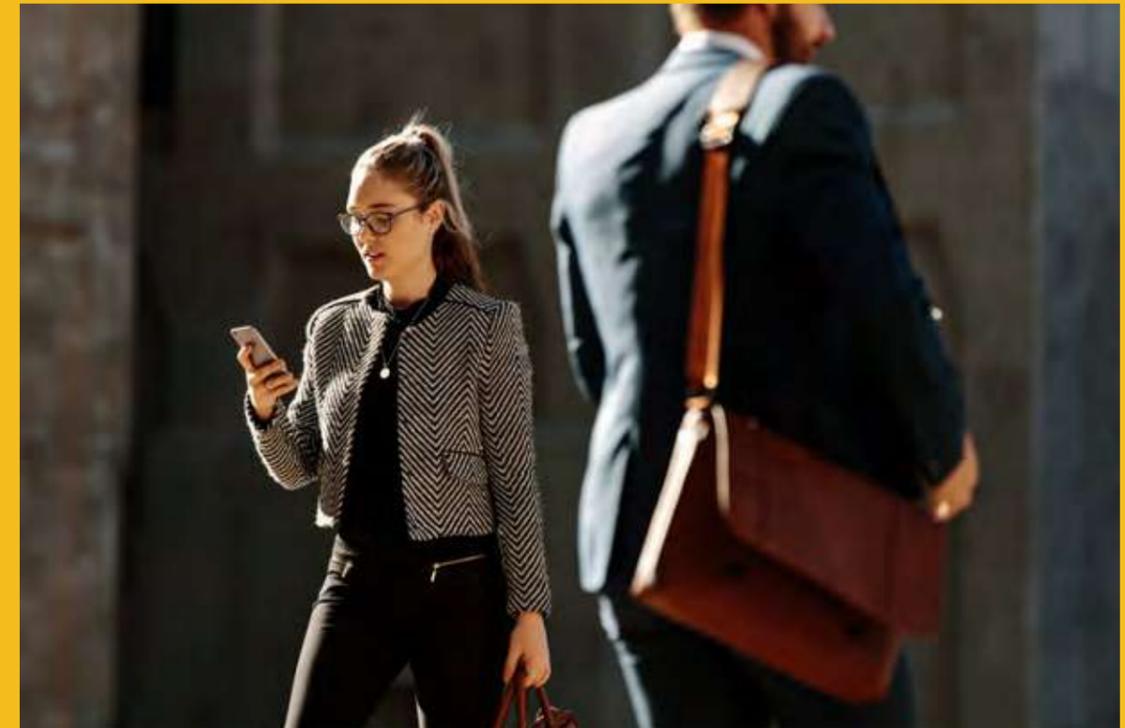
minutes by train from Reading to London Paddington

7

minutes by car to the M4 for London and the West

54

minutes to Bond Street on Crossrail





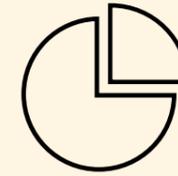
**READING: A GROWTH TOWN**

**THE PLACE  
TO INVEST**

Few towns can boast the massive economic growth that Reading has enjoyed in recent years. Consistent investment in infrastructure and housing has attracted many global corporations. Reading now has the highest density of tech companies in the UK\* and is a top 25 European town for foreign direct investment.\*\*



\* TechNation 2018  
\*\* FDI Awards 2018/19

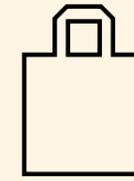


Forecast to be the fastest growing economy 2018-21

Ernst & Young UK & Regions  
Economic Forecast 2018

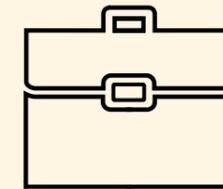
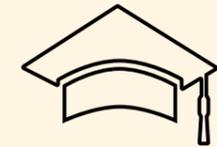
Reading was named one of the best places to live and work

Good Growth for Cities 2018 index (PwC/Demos)



A major commercial centre and retail destination in South East England

University of Reading including Henley Business School  
3 miles away



A town of opportunity for graduates with a healthy and ever expanding employment market - a key driver for property demand

Home to major corporations inc. Microsoft, PepsiCo, Cisco, Symantec, Huawei, Oracle, Prudential, Thales, Verizon



Highest density of Tech Businesses in the UK

Source: TechNation 2018

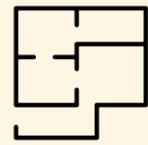
READING: A GROWTH TOWN

# SUCCESSFUL TRANSFORMATION

A sustained commitment to regeneration has driven Reading's economy boom.



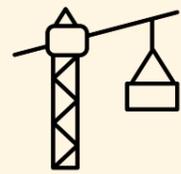
**£900 million Reading Station redevelopment**



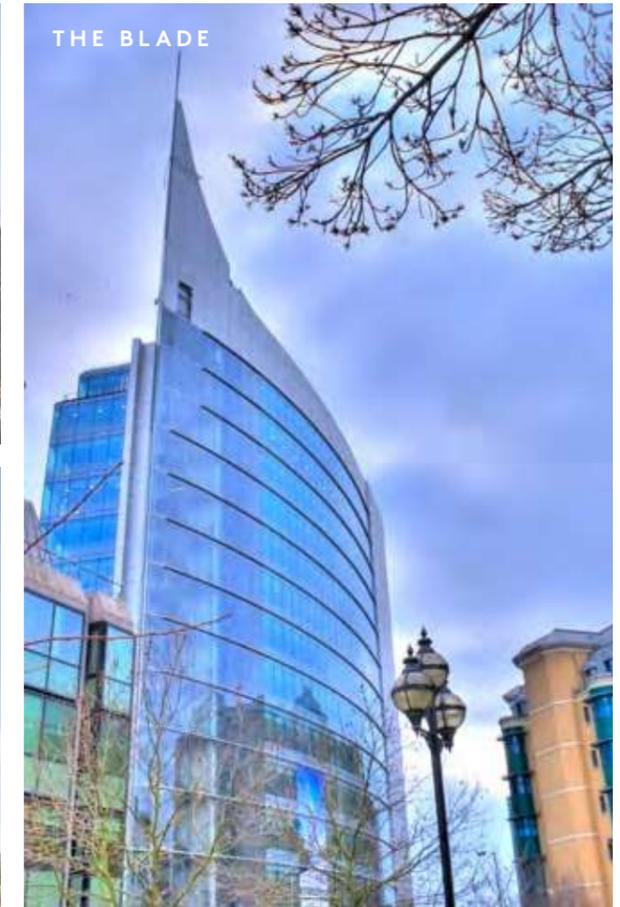
Over 2million sq.ft. of office space being developed



Forbury Place – Reading's newest urban business district, home to global companies including HSBC, PwC and Ernst & Young.



**Station Hill – £500 million development, one of the UK's largest mixed-use investment projects**



READING: A GROWTH TOWN

# A WORLD-CLASS BUSINESS HUB

Reading is a world-class employment hub, home to some of the world's top 30 global brands, dominated by the digital and knowledge sector.

It is not only digital companies that have a presence in Reading. Banking, insurance, pharmaceuticals and professional services also feature strongly. Several global businesses have chosen this as the location for their UK headquarters.

As a result, Reading is forecast to be the UK's fastest growing urban economy\*, with one of the highest and rapidly expanding employment rates, its homegrown and international workforce attracted by salaries that are the highest outside London.\*\*



\* Ernst & Young UK and Regions Forecast 2018

\*\* 29% per cent of employees in tech industries in Reading come from outside the EU (Savills, 2017)



Microsoft is a US multinational technology company. The Microsoft Campus, home to the UK headquarters, is on the Thames Valley Business Park in Reading. The business dominates the global software market



A Californian multinational technology business, Cisco is a world-leader in the networking hardware market. It has a major presence at the Green Park Business Park, adjacent Bankside Gardens



The Chinese telecommunications and consumer electronics giant is the largest telecoms equipment manufacturer in the world. Its UK base is situated on Oak Way, Green Park Business Park



Ericsson is a Swedish multinational networking and telecommunications company with its UK headquarters situated at Thames Tower in Reading. The company employs around 95,000 people and operates in around 180 countries



American software company Symantec is a Fortune 500 business focussed on security and information management. Its UK operation is led from its offices on Green Park Business Park, adjacent Bankside Gardens



German company Bayer is one of the largest pharmaceutical companies in the world. It is another multinational with a presence at Green Park Business Park



Another US technology giant, Oracle is the 3rd largest computer software manufacturer in the world. Its UK headquarters are on the Thames Valley Business Park in Reading



Thales is a French multinational company that builds electrical systems for the aerospace and defence industries. It has its UK head office at Green Park Business Park



With its European headquarters situated at Reading International Business Park, Verizon is an American telecommunications conglomerate owned by Bell Canada



READING: A GROWTH TOWN



# THE CROSSRAIL EFFECT

It is impossible to underestimate the influence of Crossrail on Reading's prosperity, productivity and people. The new Elizabeth Line will run from Reading Central station through to Stratford in East London. The ability to commute to central London, the City and Canary Wharf will have a considerable effect on prices and growth in Reading.

Crossrail's value impact already exceeds 2012 forecasts, with stations along the route seeing values in 2016 on average over 30% higher than predicted

Source: JLL Crossrail Tool

READING: A GROWTH TOWN

# A FIRST CLASS EDUCATION

Reading offers excellent education opportunities for all age groups, including top-ranking grammar schools. The world-renowned University of Reading is a research-intensive establishment with global reach, and includes Henley Business School and the University of Reading Malaysia.

A primary school is planned on site at Green Park, providing junior education opportunities for those residing at Bankside Gardens.

## READING UNIVERSITY

A research-intensive University with a global reach



19,000 students from over 150 countries



World renowned Henley Business School (also in Johannesburg)



University of Reading Malaysia



Top 200 in QS World University Rankings 2018



Around 500 students come from China each year

## SCHOOLS IN THE LOCAL AREA

Day Nursery & New Primary School on site

Top ranking grammar schools nearby – Reading School & Kendrick School



*Reading town centre offers everything from exclusive shopping to everyday essentials, theatre and concerts, cinema and live music gigs, and many lively cafés, bars and restaurants.*



**READING: A GROWTH TOWN**

**A 24/7 EXPERIENCE**

A vibrant and welcoming town for young and old alike, Reading is a great place to live and work, offering a wide array of shopping, eating and socialising experiences.

Reading town centre – only 6 minutes away – has a wide array of shops and entertainment for all. From retail boutiques to shops selling everyday essentials, from its theatre to its numerous concert venues, there is something for everyone in this bustling town. Lively cafés and bars make meeting friends, family or colleagues a fun experience, day or night.

Why not head to the Oracle shopping mall for classic high street brands or to the Riverside with its plethora of dining and refreshment options, all overlooking the gently flowing River Kennet.

There are top sporting events at the Madjeski Stadium and at the height of summer there is the world-famous Reading Festival with its international line-up of stars.



SUCCESS IN NUMBERS

# CAPITAL GROWTH

Reading is at the forefront of economic growth in the UK. The town is forecast to outperform major UK cities including London and Birmingham.

Reading sits alongside Manchester as one of the top performers between 2017-2020, with one of the highest rates of productivity per worker in the UK (£83,800)\*.

The information and communications sector in the UK is forecast to grow by around 3.5 per cent until 2020, compared to the

manufacturing sector growth of 1 per cent. This is good news for Reading as the information and communications sector accounts for more than twice as large a share of GVA in the town as the national average. Reading has the employer base, world-class corporations and skilled work force to continue growing faster than most of the UK.

## PREDICTED ANNUAL GVA GROWTH 2017-2020

2.4%

READING

2.2%

LONDON

2.4%

MANCHESTER

1.8%

BIRMINGHAM

2.3%

BRISTOL

1.5%

LIVERPOOL

1.8%

UK AVERAGE



\* Centre for Cities - Cities outlook 2020 \*\* Ernst & Young Regional Economic Forecast 2016. GVA - The value of goods and services produced in an area

## SUCCESS IN NUMBERS

# SALES MARKET EXPECTED TO RISE

Historically house prices have risen well in the South East and London. As the London market cools, Reading stands out as a town that is bucking the trend. Crossrail and its proximity to motorways and Heathrow airport, means global businesses are looking at the town as the ideal base for their UK operations. As a result, the outlook is distinctly healthy.

The house price growth forecast for the next five years (2019-2023) shows a marked increase for the South East region, which includes Reading. The South East House Price Cumulative Growth puts the figure at 11.4% per annum for the same period.

House Price Growth	2019	2020	2021	2022	2023	2019-23*
South East (inc. Reading)	0%	1%	3%	3.5%	3.5%	11.4%
Greater London	0.5%	2%	4%	4%	3.5%	14.8%
East Midlands	0%	0.5%	2.5%	3.5%	3%	9.8%
West Midlands	1%	0.5%	1.5%	3%	3%	9.3%
North West	1%	1%	2.5%	3.5%	3.5%	12.0%

Source: JLL Residential Forecasts \* cumulative growth

## SUCCESS IN NUMBERS

# RENTAL MARKET AMONG BEST IN THE UK

Predictions for Reading and Bankside Gardens in particular are exceptionally positive. The following points from the leading brokers in the region highlight this fact:

- Leading local agents Haslams and Romans report that the Reading lettings market is currently very active
- Up to 4.5% per annum rental yields currently in Reading
- No or minimal void periods can be expected, according to local agents Haslams
- Knight Frank forecasts net yields in London will settle at 3.5% in 2021, compared to 4.4% in the regions.
- Buy-to-let specialist Landbay predicts 'greater tenant interest in the London commuter counties, with the Capital becoming increasingly unaffordable.'
- Rental income at neighbouring Green Park Village achieved 4.3%-5.2% for 3 bedroom houses

## PREDICTED RENTAL YIELD FOR BANKSIDE GARDENS

	Starting Price	Rentals (per month)	Yields (per annum)
One Bed Apartments	£289,000	£1,150	4.8%
Two Bed Apartments	£389,000	£1,400	4.3%

## BANKSIDE GARDENS

# BANKSIDE GARDENS

**Bankside Gardens offers investors something truly different – apartments where connectivity and a focus on wellbeing are all part of the package.**

These smart, contemporary 1 and 2 bedroom apartments are designed to meet the needs of today's busy professionals, in an idyllic waterside setting. Bankside Gardens is where modern urban living meets the natural environment.

The seven buildings are surrounded by parkland and green open space. A network of pathways and trim trails leads to the banks of the nine-acre lake, a biodiverse habitat for wildlife and flora.

*Bankside Gardens is where modern urban living meets the natural environment.*



Computer Generated Image of Bankside Gardens, indicative only. Landscaping to be finalised.



# BANKSIDE GARDENS SITE PLAN

- KEY**
- - - Leisure route and footpaths
  - - - Willow Walk (Public Footpath 11)
  - Boardwalk over lake
  - - - National Cycle Route 23
  - Viewing Platforms

The site plan is indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Bankside Gardens are subject to the construction programme. Green Park railway station is a proposed railway station in Reading, Berkshire, England. The station is intended to serve the proposed Bankside Gardens residential development, as well as Green Park Village, Green Park Business Centre and the Madejski Stadium. It is planned to be on the Reading to Basingstoke Line, south of Southcote Junction.

**BANKSIDE GARDENS**

# EVERYTHING IS RIGHT HERE

An extensive range of amenities, for the exclusive use of residents, marks Bankside Gardens out as a truly unique place to live, work and play.



Having everything on-site makes residents' lives easier, healthier and fun. Proposed amenities include a 12 hour concierge, state-of-the-art gym for an any-time workout, as well as outdoor trim trails for walking or running. A co-working studio and wi-fi bars provide the opportunity to 'work from home' and are ideal for networking and connecting with business contacts. Or you can simply chill in the residents-only cinema room.



Delivery of the proposed amenities will be staged and subject to build programme. Please check for details.

BANKSIDE GARDENS

# VISIONARY ARCHITECTURE

From the wrap-around terraces to the smart, contemporary elevations, Bankside Gardens has been meticulously designed to maximise light, the views and the connection between individual homes and the outdoor setting.

The buildings are designed and positioned to create a virtually continuous landscape, radiating out from the lake

and connecting with the open area to the north and west. Formal podium landscaping between the building balances with the informal parkland by the lake.

Bankside Gardens is a perfect mix of the urban activity and connectivity of the nearby train station and transport interchange, and the calm serenity of the lakeside environment.



Computer Generated Image of Bankside Gardens, indicative only. Landscaping to be finalised.

**BANKSIDE GARDENS**

# A STATEMENT OF DESIGN

Unlike anything else in the area, apartments at Bankside Gardens reflect the demands of the modern market.

Featuring chic industrial accents, each apartment offers generous light-filled spaces, high ceilings and large windows. These are aspirational homes with state-of-the-art appliances and the space to entertain and unwind. Designed for busy professionals, these low maintenance, highly specified homes allow residents flexibility in how they choose to live.



Computer Generated Image of an interior at Bankside Gardens, indicative only.



Computer Generated Image of an interior at Bankside Gardens, indicative only.



Computer Generated Image of an interior at Bankside Gardens, indicative only.

BANKSIDE GARDENS

# AN INSPIRED SETTING

Reading is a business hub, yet everywhere it has open green spaces for everyone to enjoy. Bankside Gardens is no exception, connecting nature and outdoor living seamlessly with the striking modern architecture of the apartments.



Computer Generated Image of Bankside Gardens, indicative only. Landscaping to be finalised.



Computer Generated Image of Bankside Gardens, indicative only. Landscaping to be finalised.

A wide, inviting path winds through three acres of landscaped open space to the banks of the lake, where wildlife is encouraged to colonise and thrive. More formal, manicured podium gardens provide space for residents' social activities and gatherings, while secluded areas with seating, planting and water features allow for moments of solitary enjoyment.



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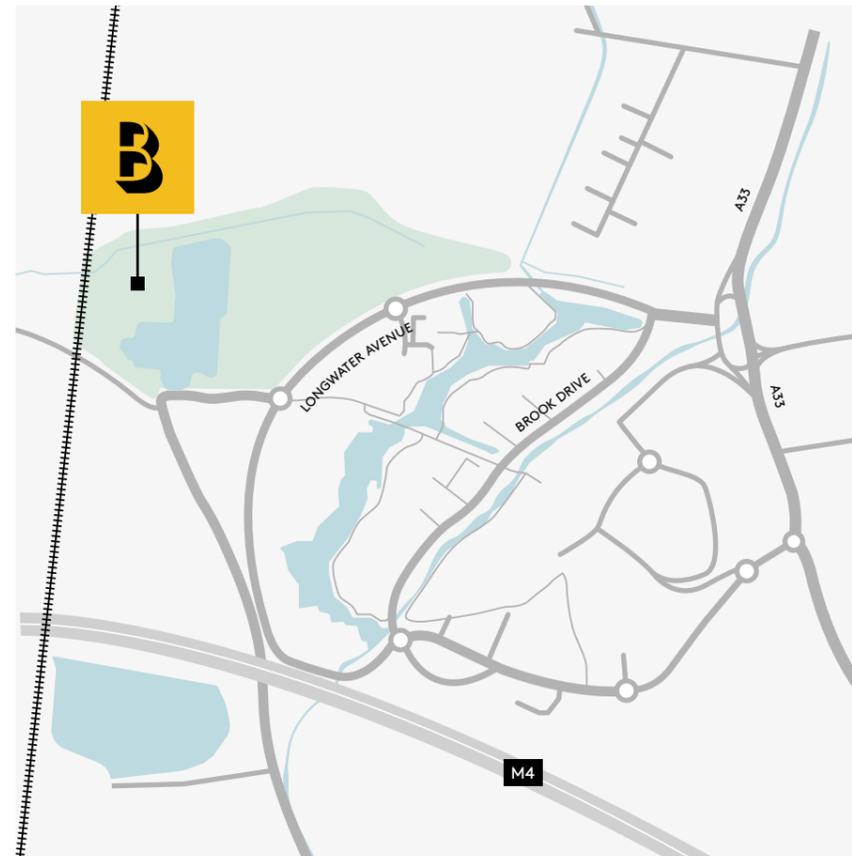


# CONTACT US

FOR FURTHER INFORMATION

## Contact Us

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L2International.com



BANKSIDE GARDENS | GREEN PARK, READING

## DISCLAIMER

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of Bankside Gardens are indicative only.  
February 2020



Proud to be a member of the Berkeley Group of companies



Investor in Customers' Gold 2018

CONSUMER CODE FOR HOME BUILDERS  
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