

# Offices

**TO LET**

**RENT**

**£27.50 per sq.ft.**

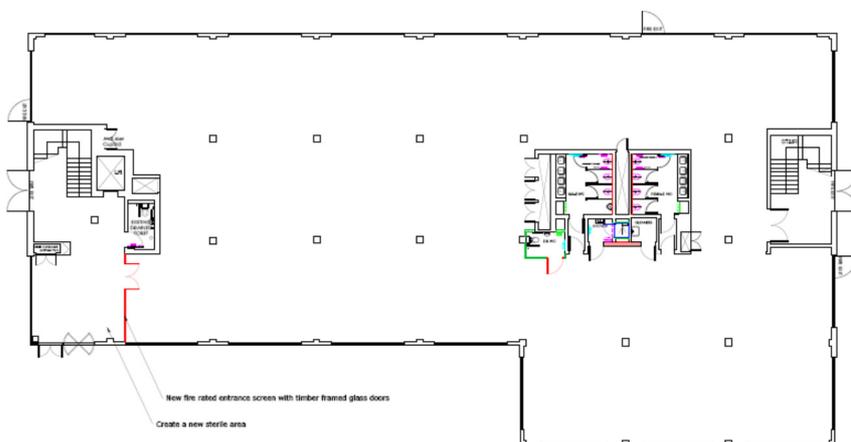
**KEY FACTS**

- Excellent parking ratio
- Air-conditioned
- Full access raised floors
- Attractive landscaped environment
- 1 minute from M4 Junction 12
- Walking distance from Theale Station
- Prominent position



## THEALE - Ground Floor, TWO Waterside Drive, Reading RG7 4SW

Accommodation (IPMS3 measurement)	sq. ft.	sq. m.
Ground Floor	2,500 - 8,499	232 - 789



### RATES

Rateable Value (2017 list): £139,000  
Uniform Business Rate Multiplier (2018-2019): 49.3 pence

### TERMS

A new lease may be available direct from the landlord.

### EPC

B:48. A full certificate is available upon request.

### LEGAL COSTS

Each party is to pay its own legal costs.

### VAT

All terms are exclusive of VAT unless stated otherwise.

# Transaction • Management • Performance

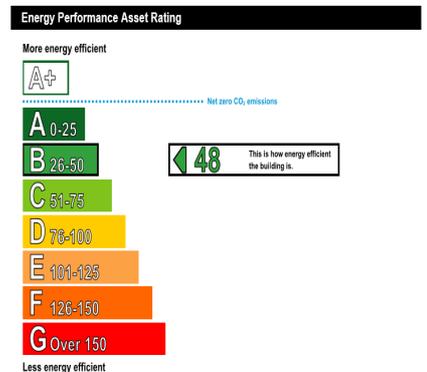
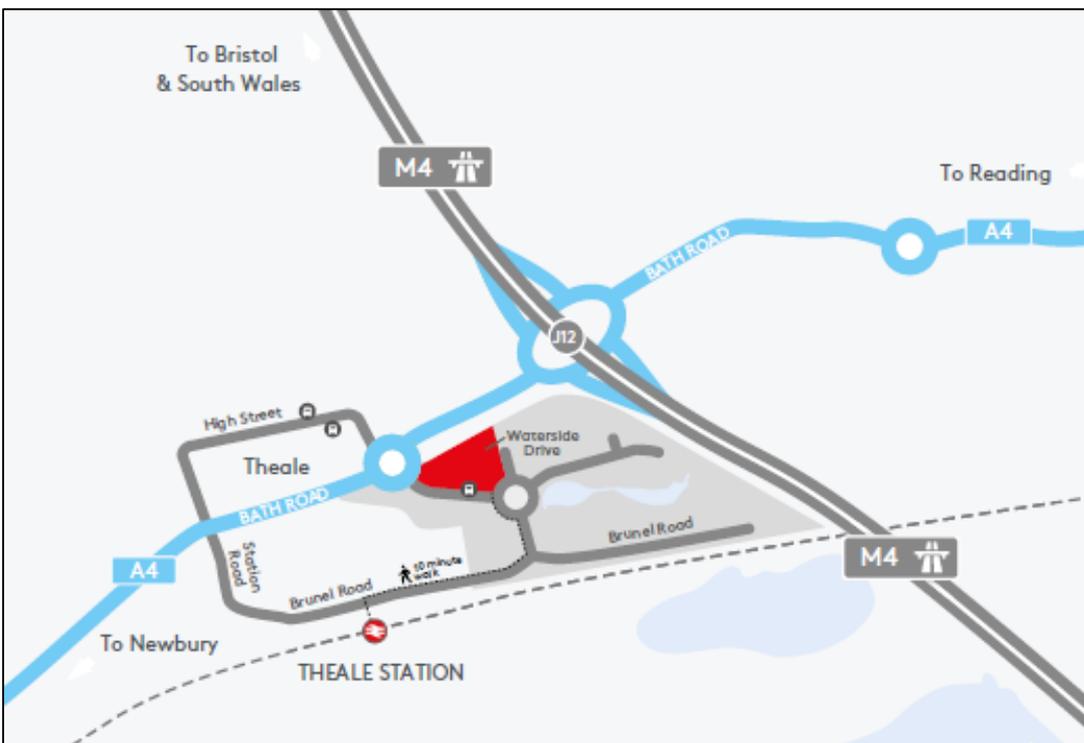
## DESCRIPTION

The property comprises a self-contained office suite on the ground floor of TWO Waterside Drive, a three storey modern office building prominently positioned at the front of Arlington Business Park. The building is set in an attractive and prominent location at the front of Arlington Business Park. The space is available as a whole or can be split to provide two separate suites.

## LOCATION

TWO Waterside Drive is located at the entrance of Arlington Business Park with access to its landscaped grounds and lake. The park is located at Junction 12 of the M4 and approximately 6 miles from Reading town centre. Its proximity to the M4 provides excellent road access to London (42 miles) and the M25 motorway, as well as being a short drive from Heathrow Airport (31 miles).

Theale station is only a few minutes' walk away, with regular services to Reading and Newbury as well as a direct service to London Paddington, the fastest train taking 43 minutes. From 2018 the short journey to Reading will connect Waterside Drive to the Elizabeth Line (Crossrail), providing access to Bond Street and Canary Wharf in 53 minutes and 67 minutes respectively. There is a regular bus service to the park serving the local area, with buses to Reading and Newbury. The bus stop is located directly outside of Waterside Drive.



## VIEWING & FURTHER INFORMATION

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### LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

### MISREPRESENTATIONS ACT 1967

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