



THEALE | READING | RG7 4SW

WATERSIDE DRIVE

TO LET
HIGH QUALITY GRADE A OFFICES
1,245 SQ FT – 32,575 SQ FT
(116 - 3,026 SQ M)

Waterside Drive offers the perfect blend of environment, location & access to amenities

Waterside Drive is set within landscaped grounds with a stunning lake backdrop and is at the forefront of Arlington Business Park.

It is highly prominent to the A4 and situated at Junction 12 of the M4, providing exceptional road transport links across the country.

A great location for your business.



High quality specification



Landscaped environment



Excellent communications



Unparalleled workforce

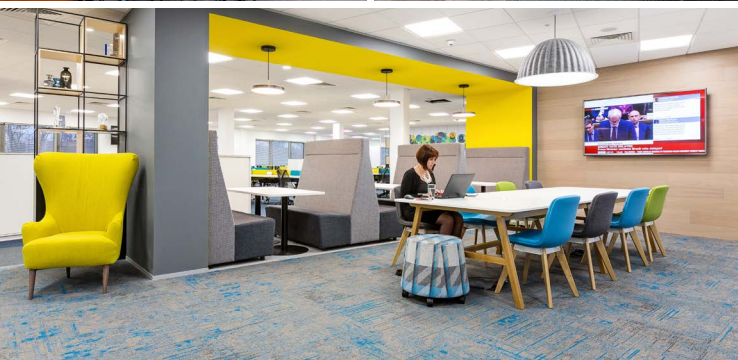
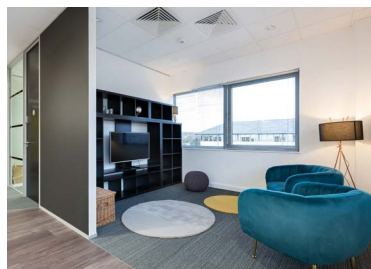
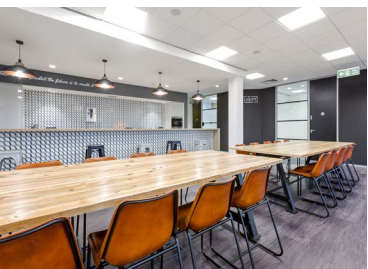
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Description

Waterside Drive is a collection of three refurbished office buildings over three floors, providing contemporary Grade A accommodation.

Waterside Drive stands at the front of Arlington Business Park benefiting from 200-acres of inspiring landscaped grounds, all centred around a striking lake. Whether it's for a lunchtime stroll, a park run or just eating your lunch on the lawn, it's all available here.



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**WATERSIDE
DRIVE**



Fitted Space
Available



Flexible
Floor Options



LED
Lighting



Raised floors &
suspended ceilings



Refurbished WCs
& Showers



*EPC
Rating A



BREEAM Excellent
(1WD)



Outside
Seating Areas



Cycle Rack
Facilities



Parking
1:210 sq ft



EV Charging
Available



Short walks to
local amenities



Immediate Access
to J12 M4



Bus Stop
Directly Outside



Close Proximity to
Theale Station

*(1WD EPC A only. 2WD and 3WD are EPC B).

The Site

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DRIVE**



Availability

Building	approx. sq ft	approx. sq m
ONE Waterside Drive		
Ground Floor North	5,932	551
Ground Floor South	4,900	455
1st Floor	14,000	1,300
2nd Floor North	6,500	604
2nd Floor South	1,245	116
TWO Waterside Drive		
1st Floor	9,220	857
THREE Waterside Drive		
Ground Floor North	2,869	266.5

Parking

1:210 sq ft parking ratio.



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DRIVE**



Indicative fitted layouts

Floorplans

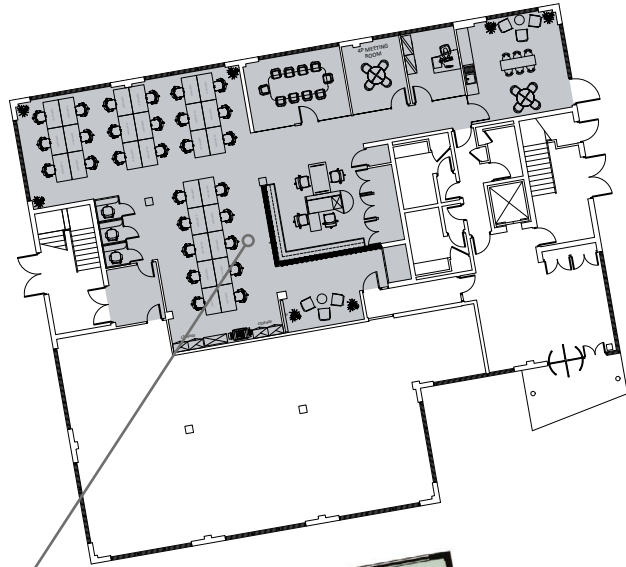
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THREE

Ground Floor
North Suite
2,869 sq ft

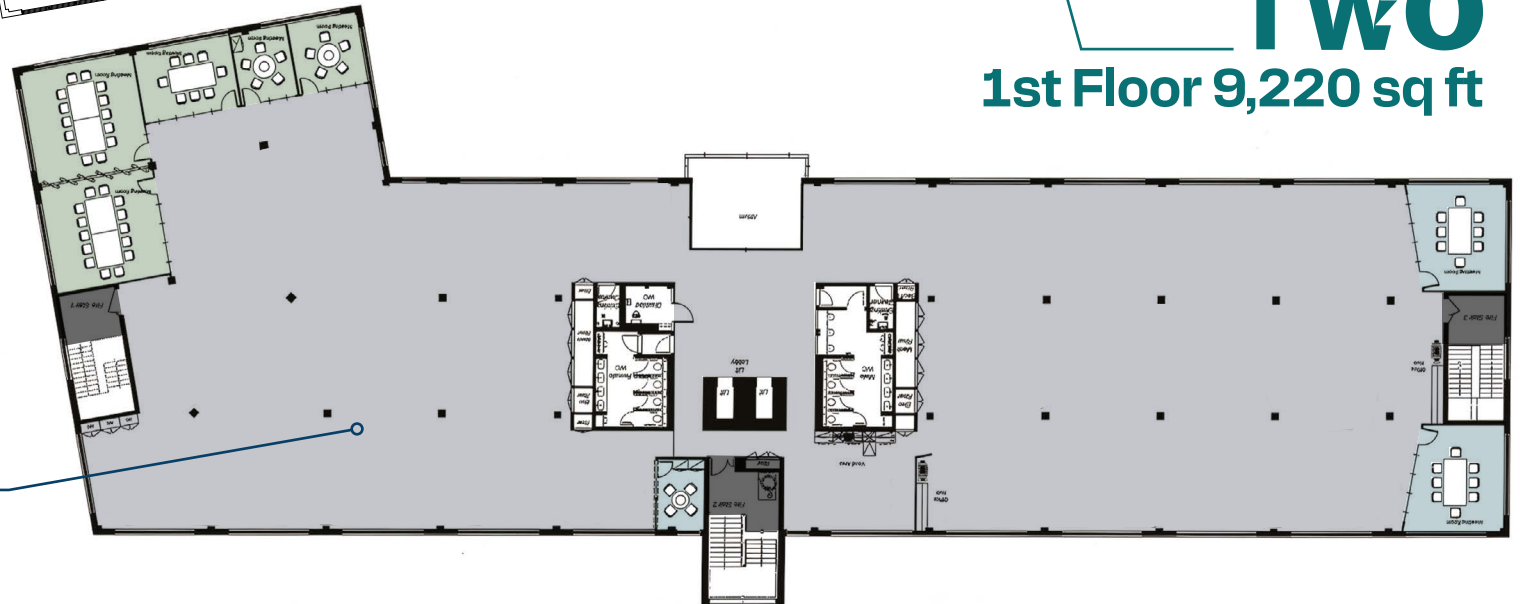
ONE

1st Floor
14,000 sq ft



TWO

1st Floor 9,220 sq ft





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Location

Waterside Drive is located within close proximity to the A4, linking to Junction 12 of the M4 and is 6 miles from Reading town centre.

The Park also benefits from:

- **A bus service stopping by the entrance.**
- **Theale Station (10 minute walk) offering services to Newbury, Reading and onwards via the Elizabeth Line.**
- **Great transport links to the wider UK on the motorway network.**



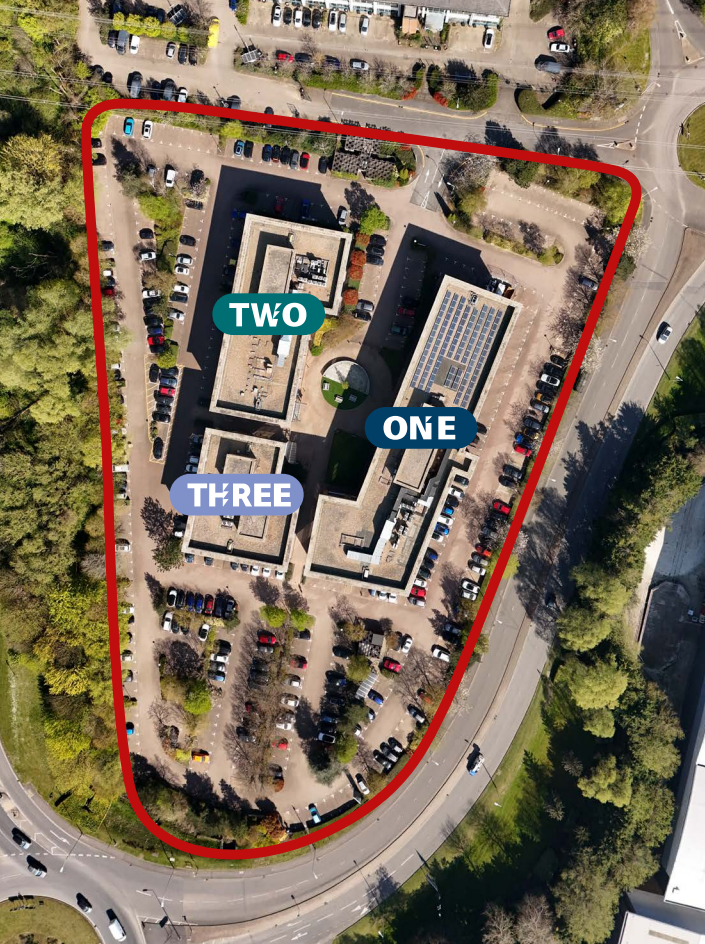
By Car

M25	28 miles
London Heathrow	30 miles
Central London	40 miles
Bristol	70 miles



By Train

Reading (Elizabeth Line)	10 mins
Newbury	15 mins
Paddington	40 mins
Bond Street (Elizabeth Line)	1 hour 20 mins
Heathrow	1 hour 2 mins
Waterloo	1 hour 15 mins



Terms

To be negotiated directly with the landlord.

Business Rates

Interested parties to make their own enquiries with the local authority.

VAT

Where applicable, VAT will be charged at the prevailing rate.

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Contacts

For further information or to arrange a viewing please contact the agents.

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