

# Offices



**TO LET**

**RENT**

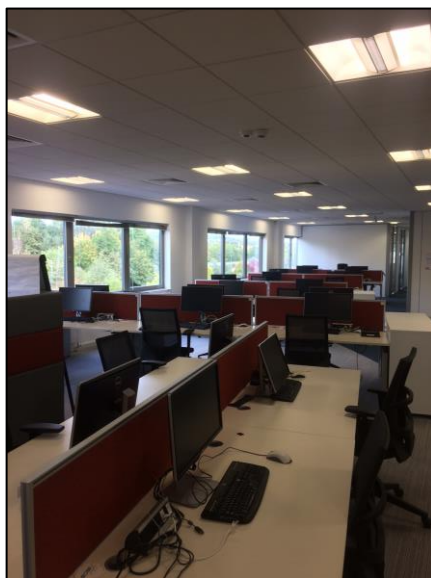
**£22.50 per sq. ft. (approx.)**

## KEY FACTS

- ☐ Fitted out to high standard
- ☐ Furniture available by negotiation
- ☐ 43 parking spaces
- ☐ Air-conditioned
- ☐ Full access raised floors
- ☐ Attractive landscaped environment
- ☐ 1 minute from M4 Junction 12
- ☐ 8 minute walk from Theale Station

**Reading – Second Floor, TWO Waterside Drive, Theale RG7 4SW**

Accommodation (IPMS3 measurement)	sq. ft.	sq. m.
Second Floor	9,102	845.6



## RATES

Rateable Value (2017 list): £177,000

Uniform Business Rate Multiplier (2017-2018): 47.9 pence

## TERMS

The property is held on a lease expiring June 2026 with a tenant only break in September 2021. Alternatively 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.

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# Transaction • Management • Performance

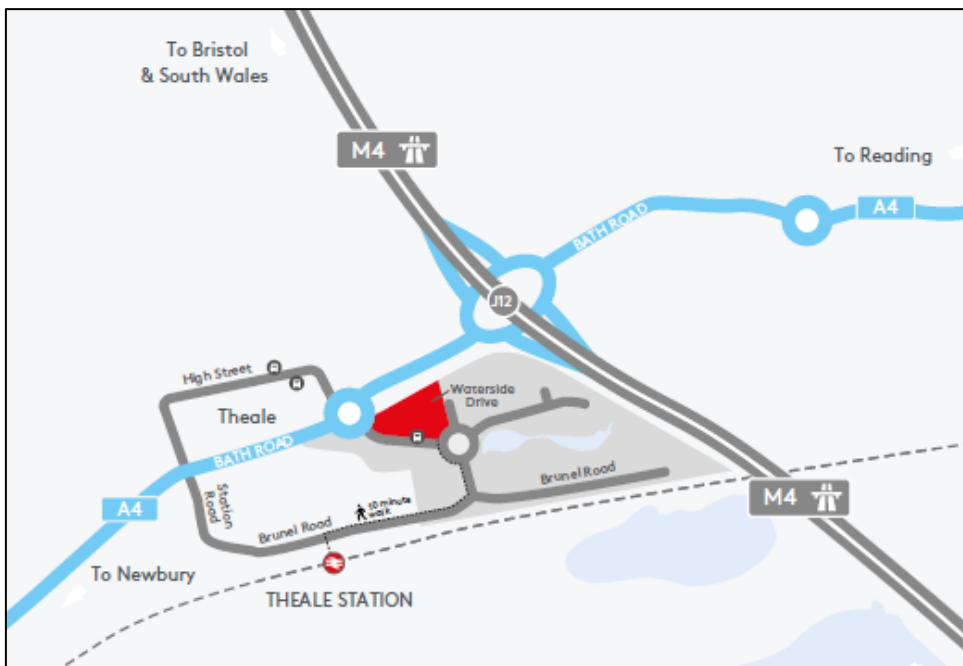
## DESCRIPTION

The property comprises a self-contained second floor office suite on the top floor of TWO Waterside Drive, a three storey modern office building prominently positioned at the front of Arlington Business Park. The accommodation is fully fitted to a high standard with a flexible combination of open plan office areas, individual offices, conference/meeting rooms, a server room and a staff kitchen/breakout area.

## 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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