

FULLY REFURBISHED
1ST FLOOR OFFICES
- 9,219 SQ FT
43 CAR PARKING SPACES

TWO WATERSIDE DRIVE

THEALE | READING | M4 JUNCTION 12

HIGH QUALITY, NEWLY REFURBISHED, GRADE A OFFICES TO LET

www.watersidedrive.co.uk

THEALE'S PREMIER BUSINESS PARK
1 MINUTE FROM M4 JUNCTION 12

WATERSIDE DRIVE



The Park

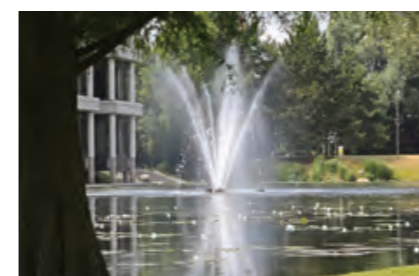
Waterside Drive offers your staff the perfect blend of environment, location, and access to amenities.

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

Waterside Drive is a collection of three refurbished office buildings over three floors, providing contemporary Grade A accommodation at the front of Arlington Business Park.



LANDSCAPED ENVIRONMENT

Waterside Drive stands at the front of a 200 acre business park and benefits from 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.



EXCELLENT COMMUNICATIONS

From Waterside Drive it is only a few minutes walk to Theale station which has direct trains to London Paddington in 43 minutes. With bus services on its doorstep and a prime position just off junction 12 of the M4, Waterside Drive occupies an enviable position for excellent communications across the UK and the south-east.



UNPARALLELED WORKFORCE

Reading has one of the most productive workforces in the country. Combined with exceptional living standards, it's not surprising that 13 of the world's top 30 companies have headquarters in the town. Even more reason to make Waterside Drive the home for your business.



Remodelled reception



Refurbished WC & shower facilities



EPC rating: B



10 min walk to Theale station



New energy efficient LED lighting



Flexible VRF air conditioning



Car parking ratio 1:214 sq ft (43 spaces)



Amenities on site, plus Theale High Street 5 mins walk away



New outside seating area



New metal ceiling tiles & grid



40 cycle racks



One min drive to J12 of M4



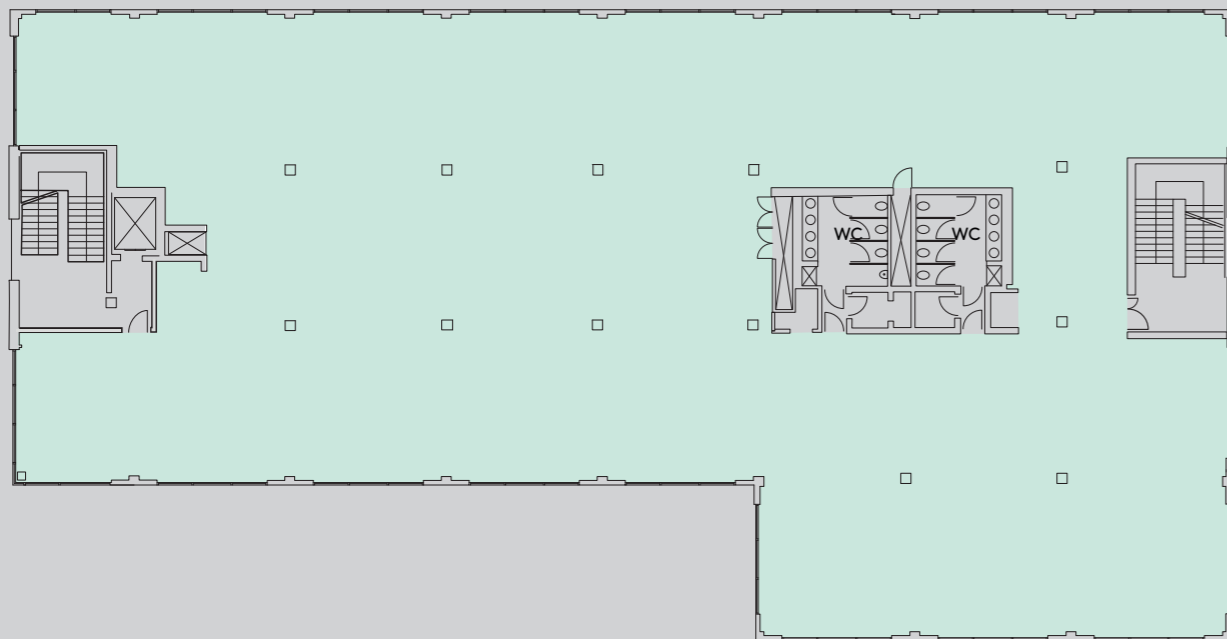
Indicative fit out



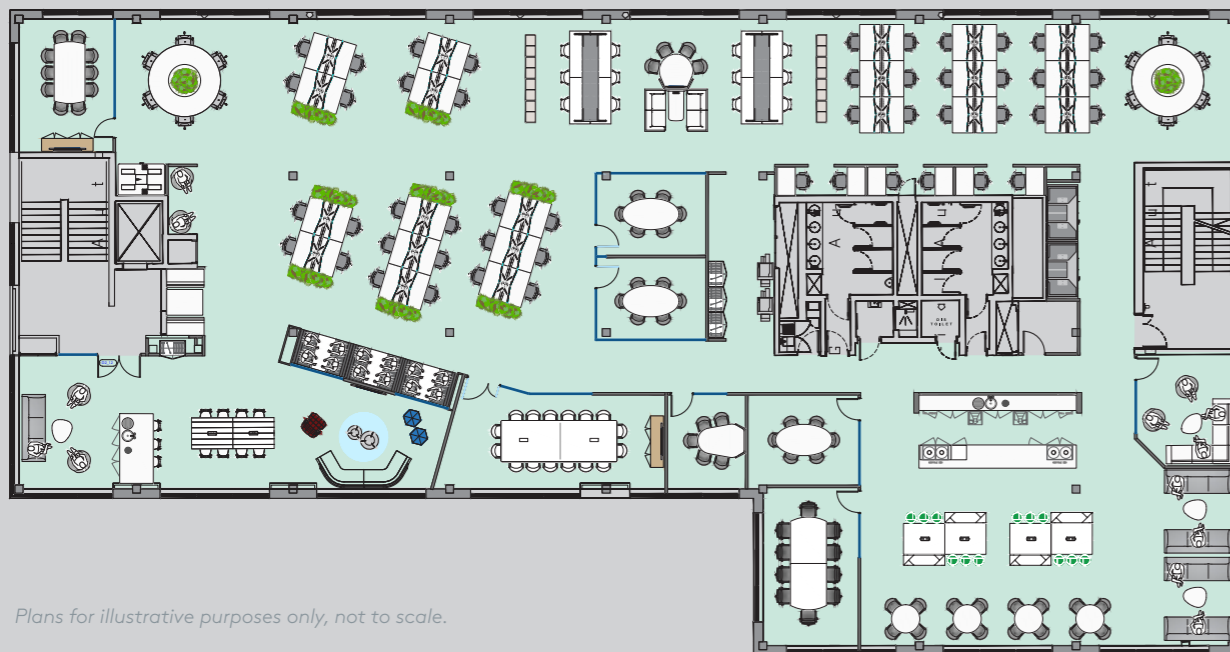
Accommodation

Available space	sq ft	sq m
First floor	9,219	856.5
Parking ratio of 1: 214 sq ft		

First floor - current



First floor - indicative fit out



Plans for illustrative purposes only, not to scale.



Second floor fit out



Location & Connectivity

TWO Waterside Drive is prominently located at the entrance of the business park adjacent to the A4. Junction 12 of the M4 is approximately 6 miles from Reading town centre. 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).

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 Waterside Drive.

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. The short journey to Reading also now connects Waterside Drive to the recently opened Elizabeth Line (Crossrail), providing access to Bond Street and Canary Wharf in 53 minutes and 67 minutes respectively. WRLtH (Western Railway Link to Heathrow) will provide direct train access to Heathrow from Reading.



Amenities



Eating and Drinking

Theale High Street offers shops, cafés, pubs and other amenities in addition to those at Calcot Retail Park, Bath Road.



Sports

Burghfield Sailing Club
Calcot Park Golf Club
Theale Golf Club
Theale Green Leisure Centre



Retail

Calcot Retail Park offers a Sainsbury's supermarket, Sports Direct, B&M, Boots and IKEA. Reading town centre provides a wealth of amenities and shopping facilities including The Oracle Shopping Centre.



Hotels

The Elephant Hotel, Pangbourne
Holiday Inn, A4
Travelodge, M4 Reading



WATERSIDE DRIVE | THEALE | READING | RG7 4SA

www.watersidedrive.co.uk

Theale, in good company...

CLARIFY

clearswift

Bottomline



SPACES.

Direct
Wines

CTIL

dimensions

NTT Group

WESTCOAST

Cohort plc

NOKIA

ARROW

amazon

-chargepoint+

NUTANIX

WillisTowersWatson

KIER

Contact

HARRY BEVINS

harrybevins@haslams.co.uk

0118 921 1517

DOMINIC FAIRES

d.faires@hicksbaker.co.uk

0118 955 7092

GEORGIA FEARN

georgiafearn@haslams.co.uk

0118 921 1513

HARRY GORNALL-KING

h.gornall-king@hicksbaker.co.uk

0118 955 7075



Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Haslams and Hicks Baker in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Haslams nor Hicks Baker has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. October 2023.