

GROUND FLOOR  
OFFICES - 1,300-5,500 SQ FT  
EXCELLENT CAR PARKING

# THREE WATERSIDE DRIVE

THEALE | READING | M4 JUNCTION 12

HIGH QUALITY, GRADE A OFFICES TO LET

[www.watersidedrive.co.uk](http://www.watersidedrive.co.uk)

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

WATERSIDE DRIVE

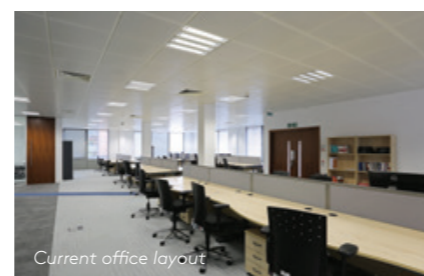


Walk to:	
Theale High Street	5 minutes
Theale Rail Station	10 minutes
Calcot Retail Park	18 minutes
Drive to:	
M4 junction 12	1 minute

## 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. Waterside Drive 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.



Current office layout

### GROUND FLOOR OFFICES

Waterside Drive is a collection of three refurbished office buildings 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.



Indicative photo



Newly decorated



Contemporary WC facilities



Meeting rooms installed



EPC rating: B



Flexible floor options



Flexible VRF air conditioning



Floor boxes installed



Fully fitted with furniture



LED PIR lighting



Electrak & suspended tile ceiling



Data cabling installed



Open plan configuration



10 min walk to Theale station



5 min walk to Theale High Street



Car parking ratio of 1:209 sq ft



One min drive to J12 of M4



40 cycle racks

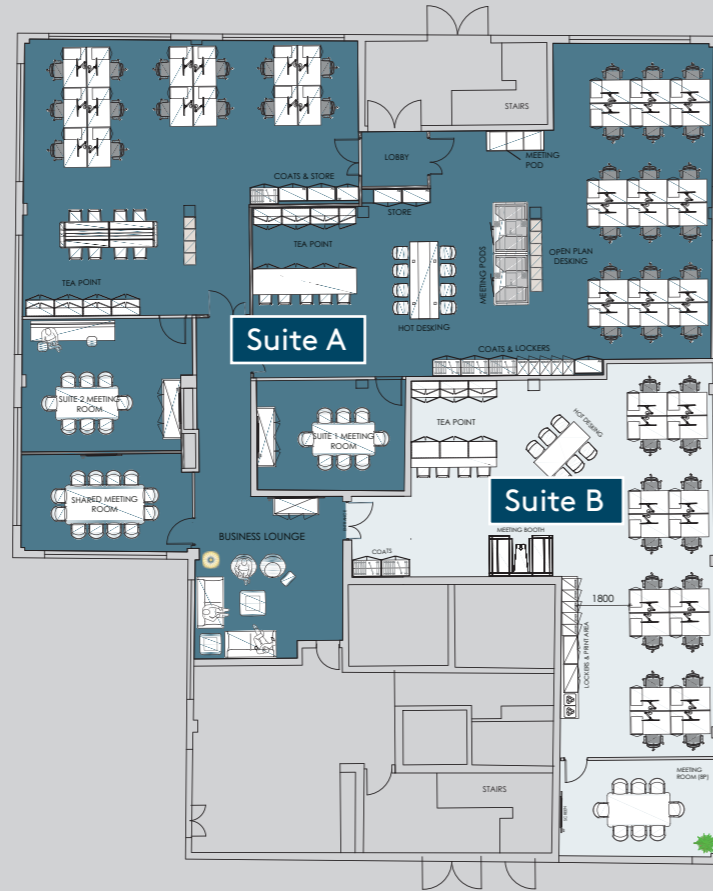


Current office layout

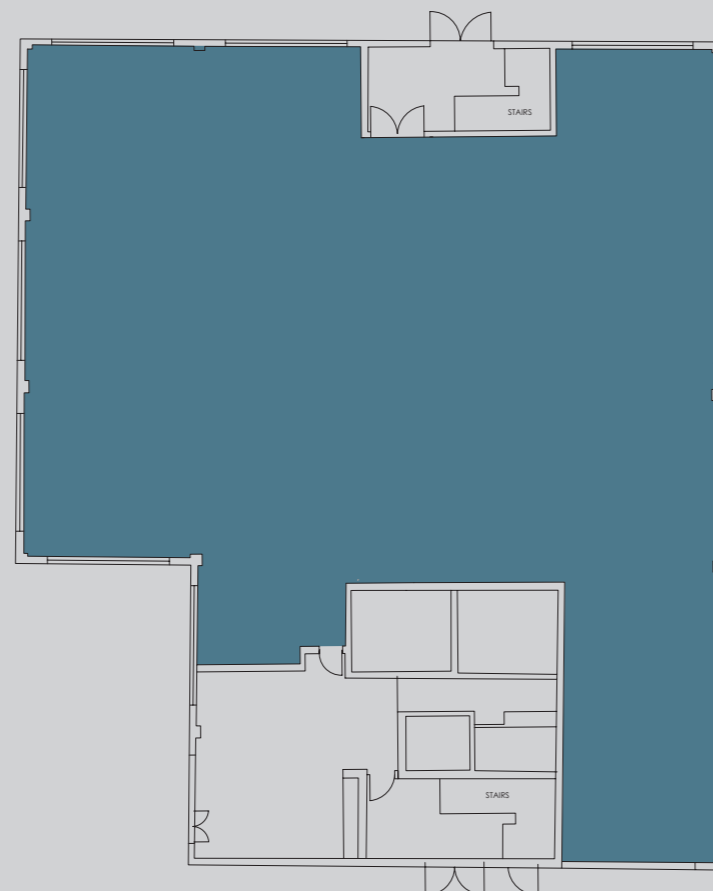
# Accommodation

## Ground floor - indicative fit out

Floor	sq ft	sq m
Suite A	3,900	362
Suite B	1,400	130
<b>Total</b>	<b>5,500</b>	<b>511</b>



## Ground floor - open plan



Plans for illustrative purposes only, not to scale.



## 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.



Bristol 73 miles  
Central London 42 miles  
London Heathrow 31 miles  
M25 28 miles

Waterloo 1hr 15mins  
Paddington 43 mins  
Newbury 14 mins  
Reading 10 mins

Approximate distances & journey times

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## Amenities

**Eating and Drinking**

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

**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.

**Sports**

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

**Hotels**

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



# WATERSIDE DRIVE | THEALE | READING | RG7 4SA

[www.watersidedrive.co.uk](http://www.watersidedrive.co.uk)

Theale, in good company...

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clearswift

Bottomline



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dimensions

NTT Group

WESTCOAST

Cohort plc

NOKIA

AVGW

amazon

-chargepoint+

NUTANIX

WillisTowersWatson

KIER

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