

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





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

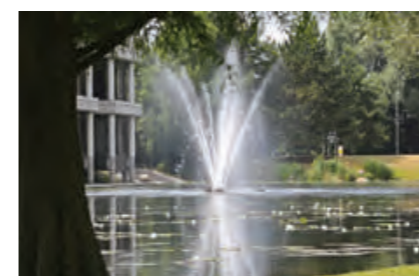
Waterside Drive offers your staff the perfect blend of environment, location, and access to amenities.

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



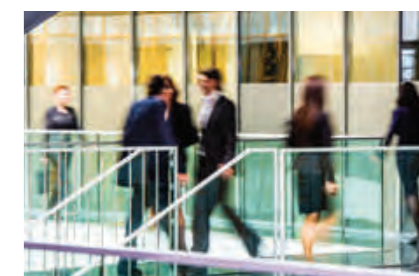
LANDSCAPED ENVIRONMENT

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.



The first floor space has been comprehensively refurbished, now featuring:

- New LED lighting and metal tile ceilings
- Enhanced new entrance and arrival area
- New carpeting and decoration throughout

Current Availability

First floor 9,219 sq ft (856.5 sq m)



Remodelled reception



WC & shower facilities



EPC rating: B



10 min walk to Theale station



New LED PIR lighting



Flexible VRF air conditioning



Car parking ratio 1:214 sq ft



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



New carpets



New perforated metal ceiling tiles



40 cycle racks



One min drive to J12 of M4



Indicative fit out

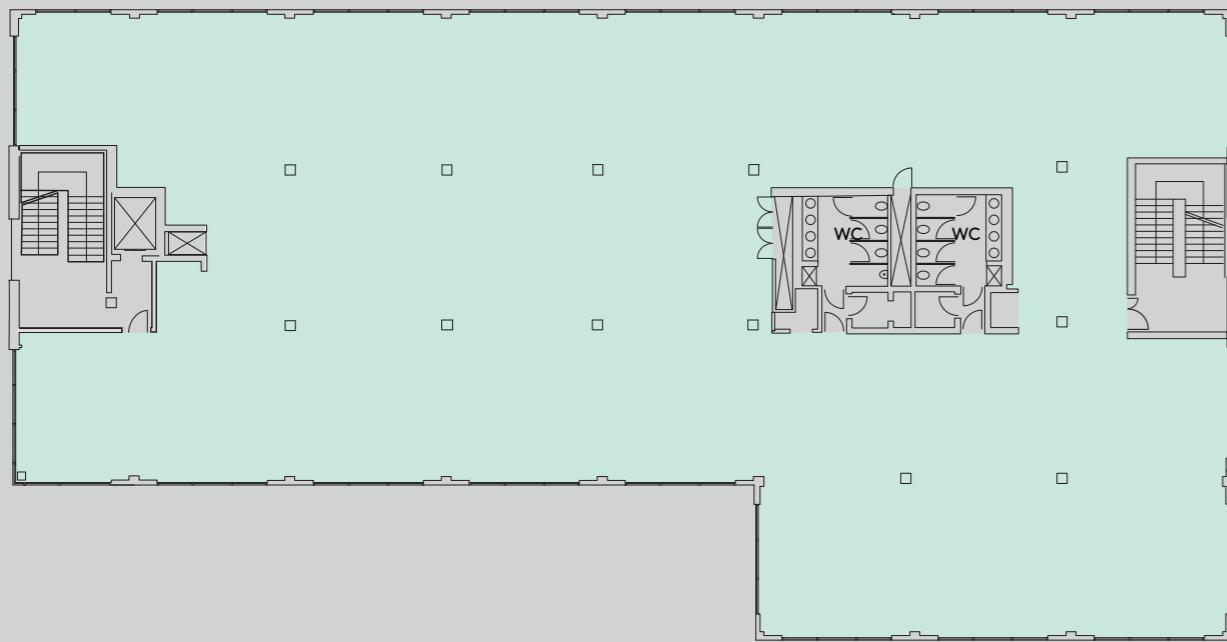


Accommodation

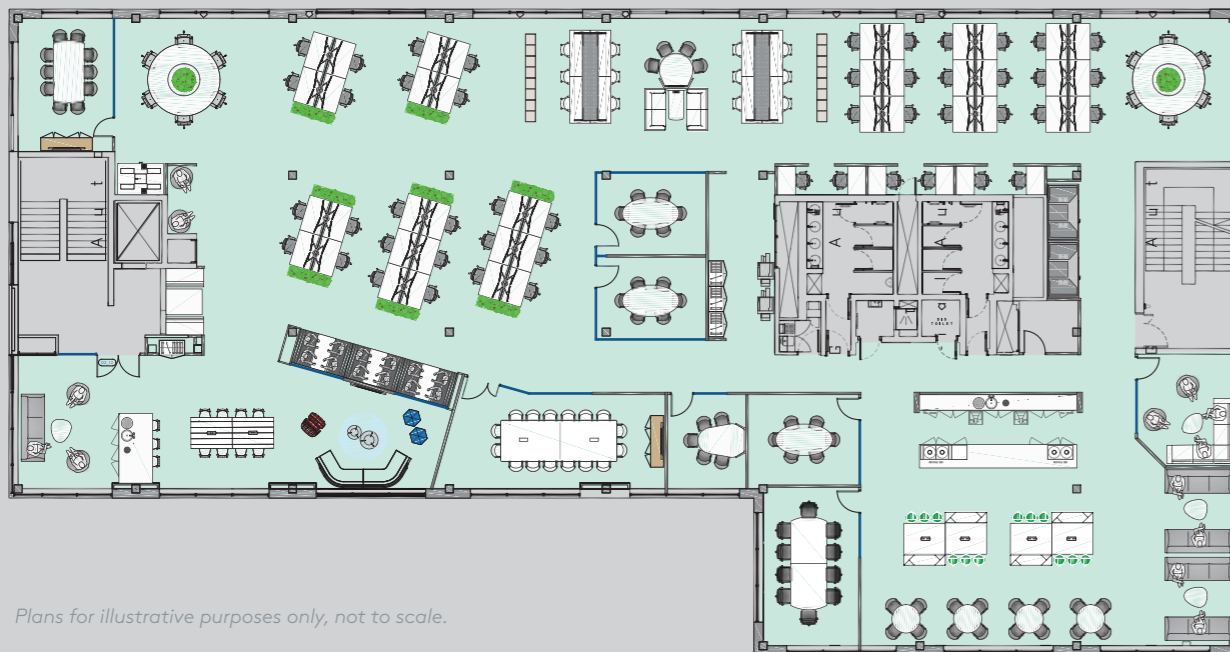
	sq ft	sq m
First Floor	9,219	856.5

Parking ratio of 1: 214 sq ft

First floor - open



First floor - fitted



Plans for illustrative purposes only, not to scale.



Images show the second floor of Two Waterside Drive which has been recently fitted out to a contemporary high standard.

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

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

Theale, in good company...

CLARIFY

clearswift

Bottomline



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CTIL

KIER

dimensions

NTT Group

WESTCOAST

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NOKIA

AVOW

amazon

chargepoint

Panaya

NUTANIX

WillisTowersWatson

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