

# HIVE 01

Arlington Business Park  
Theale RG7

Fully Fitted Office  
Space To Let

Part First Floor  
9,955 sq ft (925 sq m)



## LOCATION

Hive 1 is strategically located at Junction 12 of the M4 with easy access to Reading and midway between London and Bristol.

Heathrow Airport is approximately 30 minutes away by car. Theale Railway Station is a few minutes walk from the Hive and provides regular services to Reading and London Paddington to the east and Newbury to the west.

Sat Nav **RG7 4SA**



Preconfigured office space

## Plug N' Play

### DESCRIPTION

The Hive is set within Arlington Business Park, Theale, which is home to a number of well-known companies such as Nokia, Direct Wines, Bottom Line technologies and Commvault. The park location combines highly attractive natural environment, with an abundance of amenity to suit all workforce requirements. This subletting provides an opportunity to acquire high quality fully fitted space, within an attractive office environment and lakeside setting.

### AMENITIES

- 3 pipe VRV air conditioning system
- Full access raised floor
- LG7 lighting
- Disabled WCs & Shower facility
- Passenger lift
- Café amenity close by
- Car parking ratio 1:209 sq ft

### AVAILABILITY

The property is available by way of a new sublease until April 2027.

The property has the following approximate net internal floor areas:

Floor	sq ft	sq m
First	9,955	925

Viewing is strictly by prior appointment with Colliers or Hicks Baker.



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