

# THEALE LAKES

THEALE LAKES BUSINESS PARK,  
THEALE RG7 4GB

12 MONTHS FREE



## UNIT 22

### GROUND FLOOR AVAILABLE

### 992 SQ FT 92 SQ M

## IDEAL FOR CAFÉ USE



- Newly landscaped green space
- Ample parking available
- Green space outside the building for outdoor seating
- Prominent external signage
- For Sale / To Let\*

\*Subject to your requirement the Landlord will lease or conduct a sale.

# ESTABLISHED BUSINESS PARK OF SELF-CONTAINED OFFICE UNITS

Theale Lakes Business Park offers a unique opportunity to thrive in the heart of West Berkshire. Spread across 7.4 acres of picturesque, landscaped grounds, this established business community provides a professional yet tranquil environment.



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THEALE TO READING TOWN CENTRE  
**10 MINS**

THEALE STATION TO READING STATION  
**11 MINS**

**THEALE LAKES**  
BUSINESS PARK

**MOULDEN WAY**  
**SULHAMSTEAD**  
**READING**  
**RG7 4GB**

M4 J12  
TO NEWBURY  
TO LONDON  
A4 TO READING, IKEA & SAINSBURY'S

RIVER KENNET  
RIVER KENNET

CONSTRAINED BRIDGE ACCESS  
6'6" MAX WIDTH  
3T MAX WEIGHT

BURGHFIELD SAILING CLUB

THEALE SAILING LAKE

THE FOX AND HOUNDS

DEANS COPSE RD

HOSEHILL LAKE

TO M4 J11