



# THEALE LAKES

THEALE LAKES BUSINESS PARK, THEALE, RG7 4GB

OFFICE UNITS TO LET / FOR SALE  
FROM 975 - 13,130 SQ FT

[THEALE-LAKES.CO.UK](http://THEALE-LAKES.CO.UK)





## 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.

Choose from refurbished, self-contained office suites ranging from 975 sq ft to 13,130 sq ft, designed to meet a variety of business needs. Options include modern open-plan CAT A spaces and fully fitted, ready-to-use offices.

Elevate your workspace in a location that inspires success.



# AVAILABILITY

DEMISE	AREA (SQ FT)	AREA (SQ M)	USE	AVAILABLE	CAR SPACES
Aspect House	5,630	523	Self-contained CAT A office	UNDER OFFER	23
Unit 1, Ground & First Floor	4,333	403	Office	UNDER OFFER	14
Unit 3, Ground Floor	975	91	Office	TO LET	4
Unit 5A, Ground Floor	1,035	96	Office	TO LET	4
Unit 5B, Ground Floor	1,035	96	Office / medical / clinic	TO LET	4
Unit 5, First Floor	2,070	192	Office	TO LET	7
Unit 14-16	13,130	1,220	Office	TO LET	61
Unit 17	1,985	184	Office	TO LET / FOR SALE	7
<b>Total</b>	<b>30,193</b>	<b>2,805</b>			

The units have EPC ratings ranging from B to D. Certificates available upon request.





# GET IN TOUCH



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