

Offices



TO LET

RENT

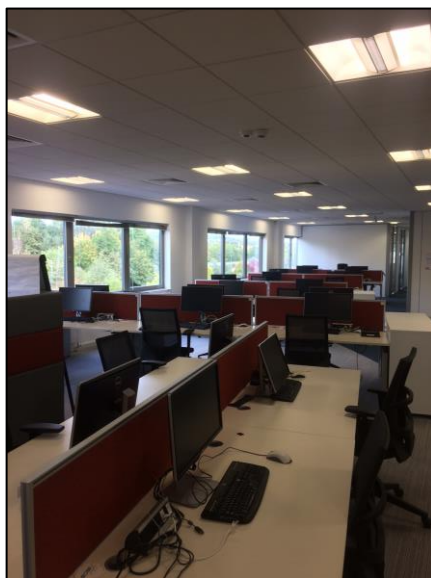
£22.50 per sq. ft. (approx.)

KEY FACTS

- ☐ Fitted out to high standard
- ☐ Furniture available by negotiation
- ☐ 43 parking spaces
- ☐ Air-conditioned
- ☐ Full access raised floors
- ☐ Attractive landscaped environment
- ☐ 1 minute from M4 Junction 12
- ☐ 8 minute walk from Theale Station

Reading – Second Floor, TWO Waterside Drive, Theale RG7 4SW

Accommodation (IPMS3 measurement)	sq. ft.	sq. m.
Second Floor	9,102	845.6



RATES

Rateable Value (2017 list): £177,000

Uniform Business Rate Multiplier (2017-2018): 47.9 pence

TERMS

The property is held on a lease expiring June 2026 with a tenant only break in June 2021. Alternatively a new lease may be available direct from the landlord.

EPC

B:48. A full certificate is available upon request.

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

All terms are exclusive of VAT unless stated otherwise.

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance

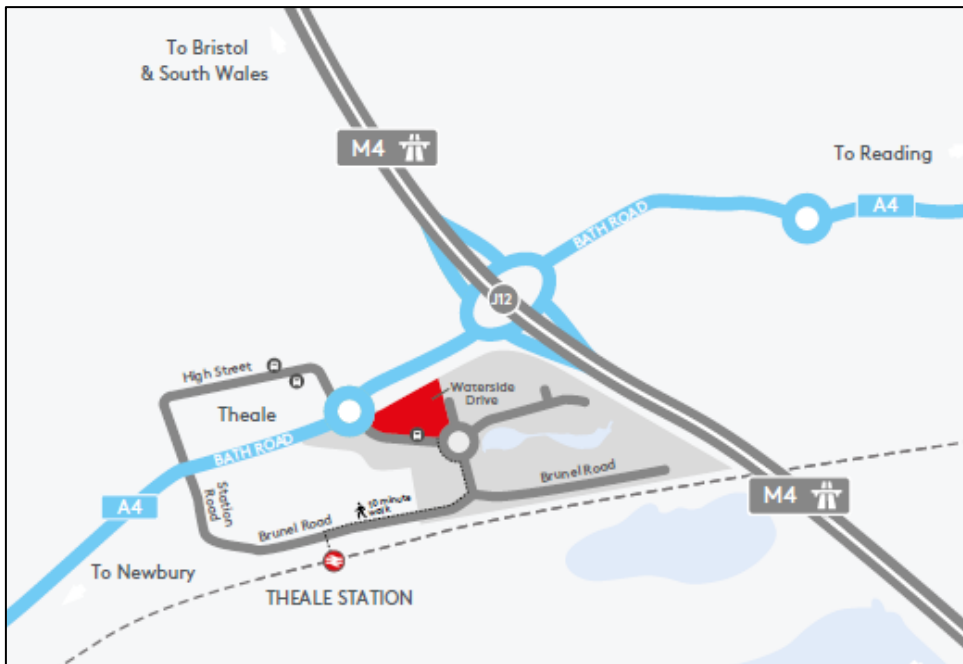
DESCRIPTION

The property comprises a self-contained second floor office suite on the top floor of TWO Waterside Drive, a three storey modern office building prominently positioned at the front of Arlington Business Park. The accommodation is fully fitted to a high standard with a flexible combination of open plan office areas, individual offices, conference/meeting rooms, a server room and a staff kitchen/breakout area.

LOCATION

TWO Waterside Drive is located at the entrance of Arlington Business Park with access to its landscaped grounds and lake. The park is located at Junction 12 of the M4 and approximately 6 miles from Reading town centre. Its proximity to 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).

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. From 2018 the short journey to Reading will connect Waterside Drive to the Elizabeth Line (Crossrail), providing access to Bond Street and Canary Wharf in 53 minutes and 67 minutes respectively. 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 of Waterside Drive.



VIEWING & FURTHER INFORMATION

Steve Head
Hicks Baker
Tel: 0118 955 7089
Email: s.head@hicksbaker.co.uk

James Moore
Hicks Baker
Tel: 0118 955 7086
Email: j.moore@hicksbaker.co.uk

Harry Gornall-King
Hicks Baker
Tel: 0118 955 7075
Email: h.gornall-king@hicksbaker.co.uk

DATE OF PUBLICATION

October 2017

LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

Hicks Baker for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation and other details are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No persons in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.



www.hicksbaker.co.uk