



MANOR
PARK

**MANOR FARM ROAD
READING | RG2 0NA**

1,255 SQ FT TO 8,343 SQ FT
(117 SQ M TO 775 SQ M)

GRADE A OFFICE SPACE TO LET

manorparkreading.com



OVERVIEW

Manor park is a 118,800 sq ft business and technology campus comprising three buildings which provide flexible, modern office space.

It has already attracted major corporate occupiers and any incoming tenant has the opportunity to join a quality campus offering the ideal, flexible work environment for today's discerning corporate occupier.

GAINSBOROUGH HOUSE

2,830 – 8,343 sq ft

GROUND FLOOR, NORTH

FITTED

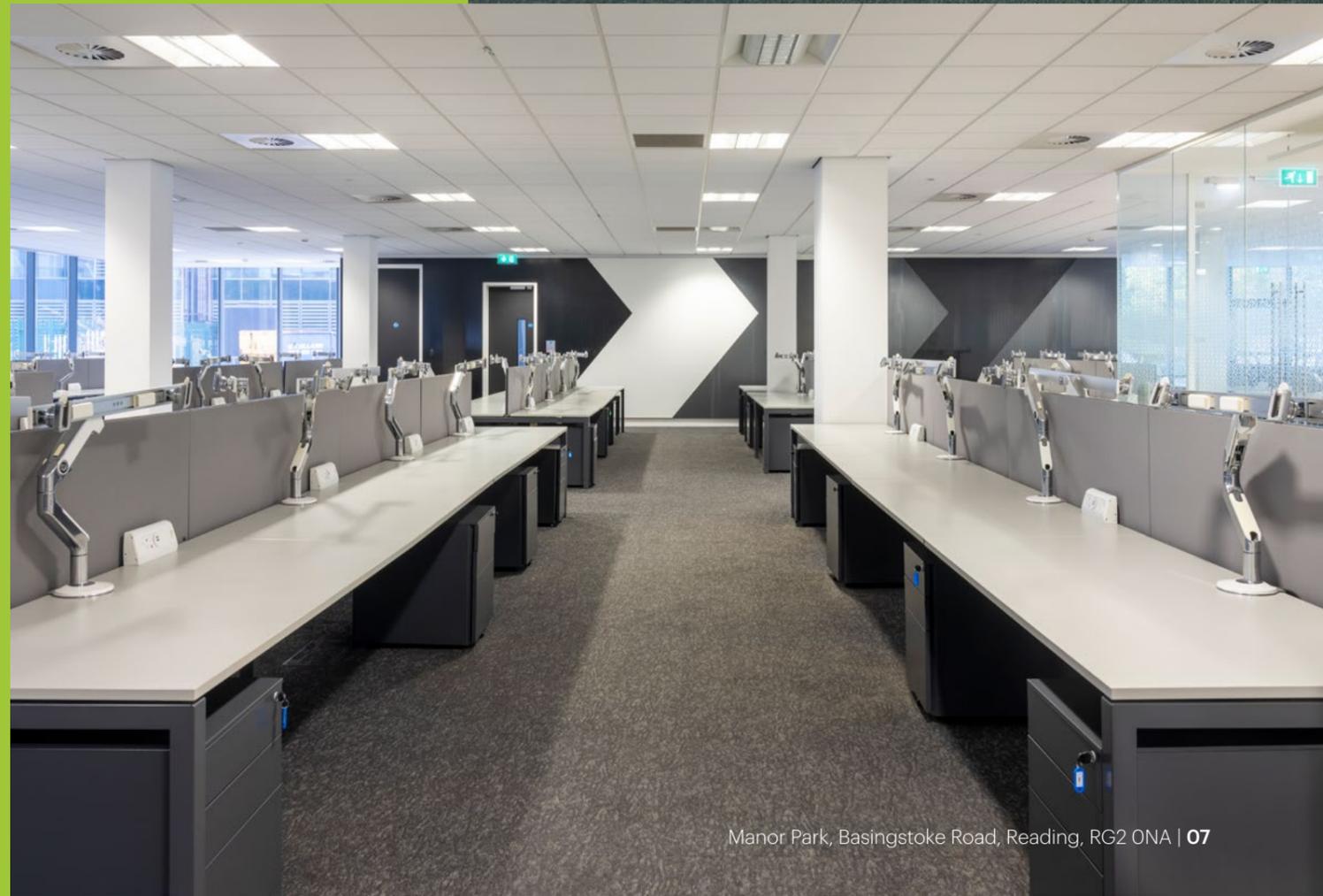
Fully fitted suite of 8,343 sq ft
with ability to split from 2,830 sq ft.

Overflowing with natural light from floor-to-ceiling windows, this versatile headquarters provides an inspiring and exceptional working environment. The central core offers high specification services that are able to support a modern and productive workplace.





A STRIKING
HEADQUARTERS
OFFICE BUILDING,
MODERN, BRIGHT,
& NOTEWORTHY.



GAINSBOROUGH HOUSE

FLOOR PLAN

2,830 – 8,343 sq ft

GROUND FLOOR, NORTH

FITTED

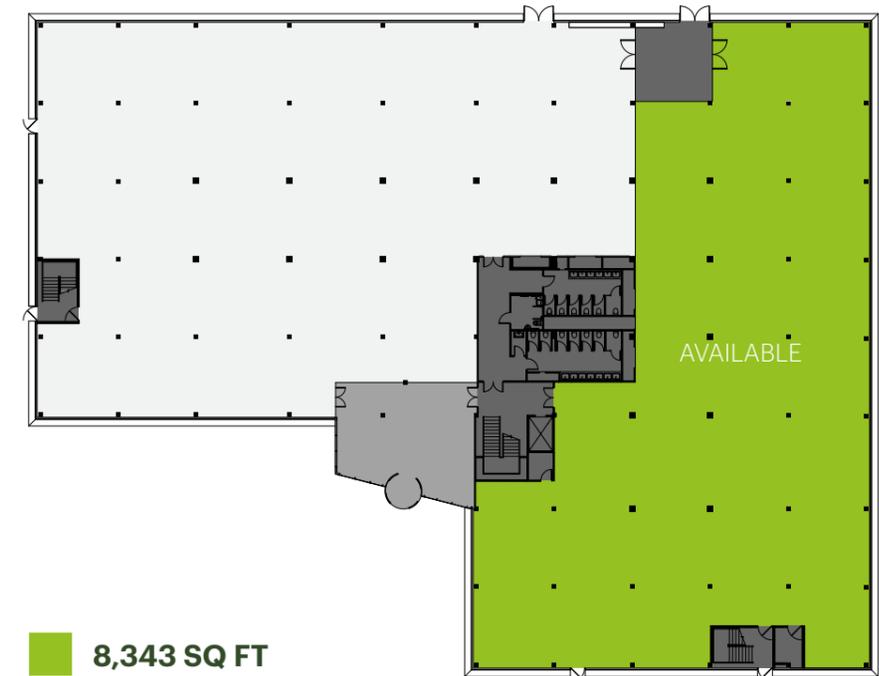
Fully fitted suite of 8,343 sq ft with ability to split from 2,830 sq ft.

Surrounded by open space with generous car parking, the L-shaped layout and double-height reception atrium creates a grand courtyard feel to the main entrance. This imposing and versatile building provides an inspirational work environment.

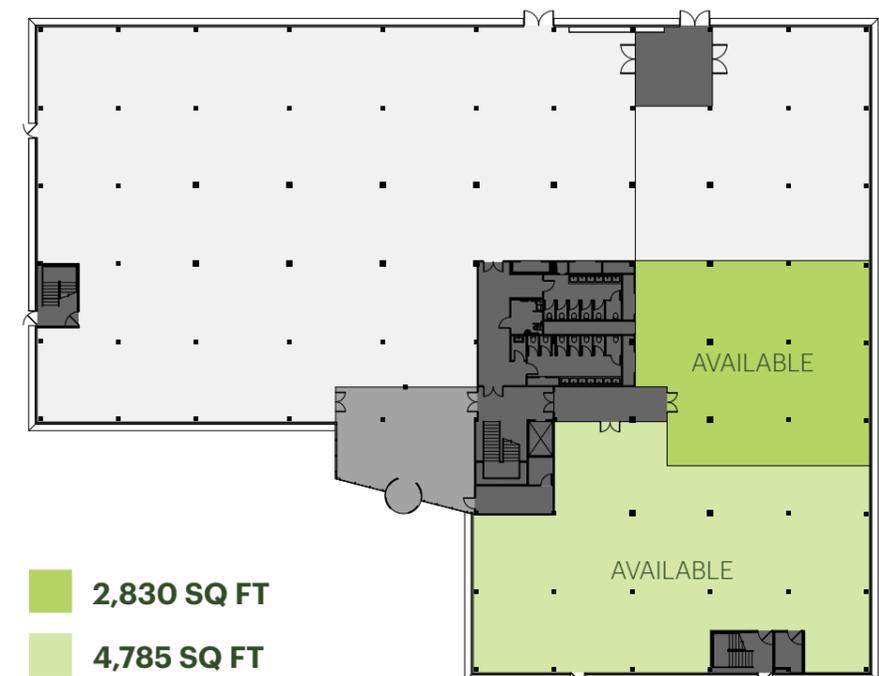
SPECIFICATION

-  VRV air conditioning
-  Double-height atrium reception area
-  10 person passenger lift
-  Suspended ceilings
-  LG7 compatible lighting
-  Fully accessible raised floors
-  Male, female and disabled WCs
-  Showers for your runners and cyclists
-  DDA compliant
-  EPC - C (64)
-  BREEAM Very Good
-  Cycle racks
-  Parking ratio of 1:250

FULLY FITTED SUITE – 8,343 SQ FT



DEMISE SPLIT OPTIONS



BLAKE HOUSE

1,255 sq ft

PART GROUND FLOOR, SOUTH

FITTED

Blake House has recently been renewed to a very high specification, mechanical and electrical systems upgraded, the reception area being refreshed and the building infrastructure being reclad and reglazed. The building has a generous availability of car parking with a parking ratio of 1:250.



MODERN FULLY
FITTED GRADE A
OFFICE SPACE
AVAILABLE IN
A BRIGHT AND
CONTEMPORARY
ENVIRONMENT



All photography of first floor



BLAKE HOUSE FLOOR PLAN

1,255 sq ft

PART GROUND FLOOR, SOUTH

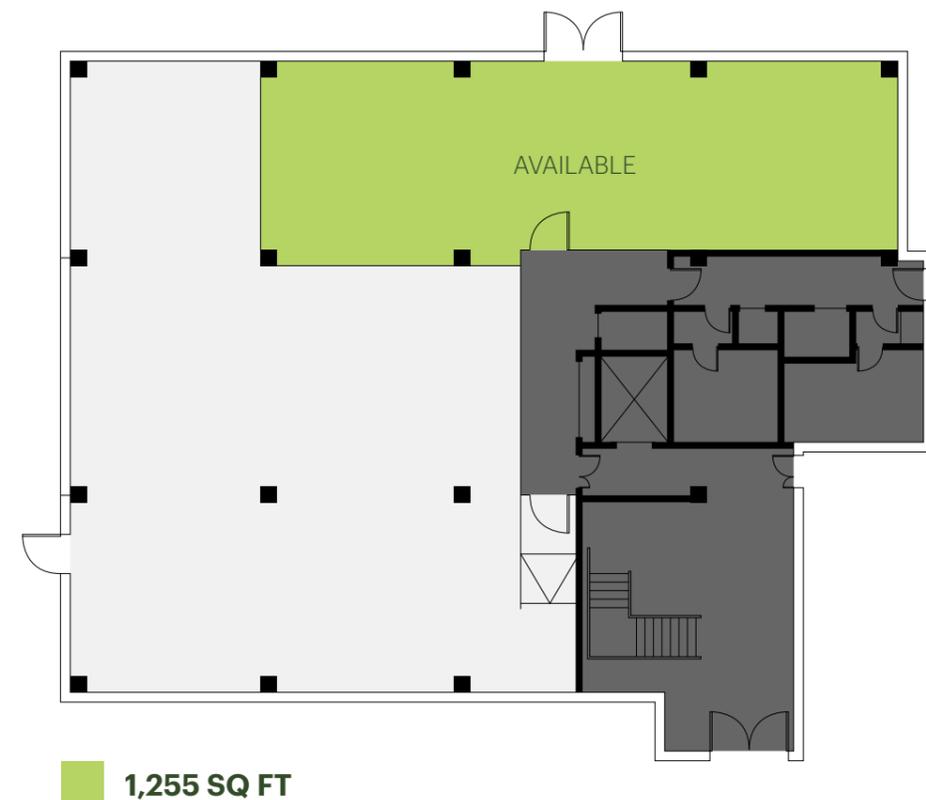
FITTED

Blake House comprises of nearly 16,000 sq ft of office space over two floors; 7,963 on the first floor and 7,810 on the ground floor. Arranged simply around a central core and opening up natural light from every aspect. Blake House offers a contemporary, fully fitted office solution that promotes collaboration and provides an ideal, bright and conducive working environment.

SPECIFICATION

- ❄️ VRV air conditioning
- ↑ Double-height atrium reception area
- 🚗 10 person passenger lift
- ^ Suspended ceilings
- 💡 LG7 compatible lighting
- 🛠 Fully accessible raised floors
- ♿️ Male, female and disabled WCs
- 🚿 Showers for your runners and cyclists
- ✅ DDA compliant
- ★ EPC - C (71)
- 🚲 Cycle racks
- 🚗 Parking ratio of 1:250

PART GROUND FLOOR, SOUTH



LOCATION

Manor park sits in a prime location that offers easy and convenient access to a wide range of local amenities including health, leisure and retail outlets, hotels and restaurants.

The Hilton Hotel, LivingWell Health Club, Kennet Island Piazza & Residential, Morrisons Supermarket and the Brunel Retail Park are all within a 5 minute walk.

Regular shuttle bus services run between Manor Park and Reading town centre and train station morning and afternoon (Every 6-8 minutes at peak times).



ON-SITE
PARKING
AT 1:250



COST
EFFECTIVE

MANOR
PARK

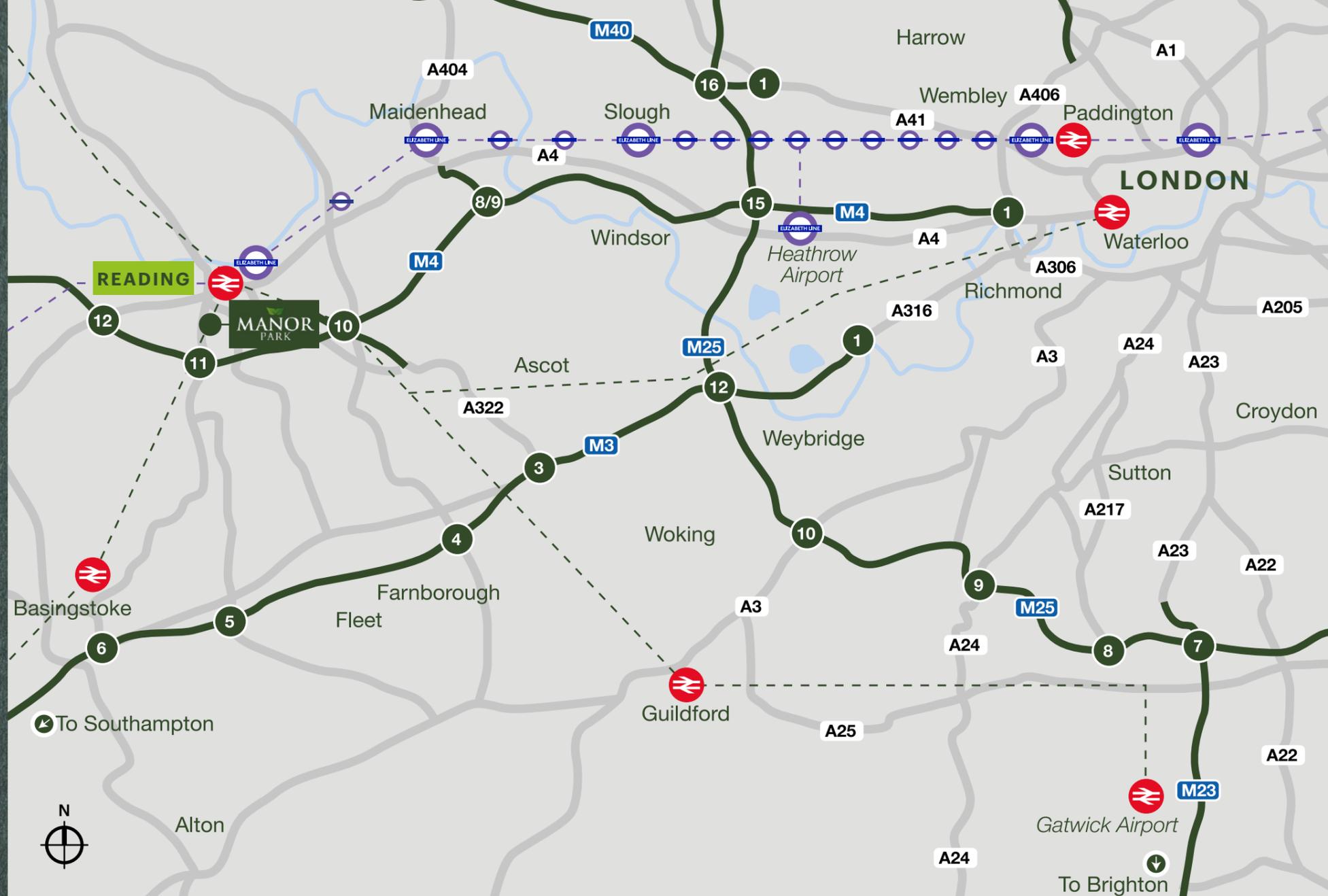


FLEXIBLE
USAGE

CONNECTIVITY

Reading is an established commercial location strategically placed at the heart of the Thames Valley, approximately 40 miles west of Central London.

Manor Park is approximately 3 miles to the south of Reading town centre fronting the B3031 Basingstoke Road and located on Manor Farm Road.



Shuttlebus to Reading centre every 6-8 mins



1.5 miles from M4



35 mins to Heathrow



30 mins to London



A train every 2.5 minutes at peak times

BY ROAD

J11 of M4	1.5 miles
Reading Town Centre	2.5 miles
Maidenhead	16 miles
Slough	20 miles
Heathrow Airport	27 miles
Swindon	41 miles
London	42 miles
Bristol	78 miles

Source: The AA

BY RAIL

Maidenhead	14 mins
Slough	14 mins
Swindon	27 mins
London Paddington	30 mins
Bristol	53 mins
Heathrow Airport	60 mins

Source: National Rail



MANOR PARK

MANOR FARM ROAD
READING | RG2 0NA

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