

14
16

Self-contained office building with strong value-add potential

Theale Lakes Business Park

Moulden Way, Theale RG7 4GB

13,130 sq ft 1,220 sq m



Executive summary

Unit 14-16 Theale Lakes Business Park,
Moulden Way, Theale RG7 4GB

The property is offered on a long leasehold basis, with a 999 year term from 9 May 2005.

Property offered with vacant possession

Size: 13,130 sq ft (1,220 sq m) NIA

Theale Lakes offers a breathtaking lakeside backdrop that inspires creativity, supports wellbeing, and defines the new office environment

Just south of Theale station with direct trains to Reading and London Paddington

Excellent road links via nearby M4 motorway (Junction 12)

Ideal for investors looking to create income through active asset management

64 car parking spaces. 6 EV chargers

PROPOSAL

Offers are invited for the Long Leasehold Interest, subject to contract.



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Aerial view



Description

Unit 14-16 Theale Lakes is a 13,130 sq ft self-contained office building situated within an established and well-managed business park environment.

The property provides a versatile layout and a solid foundation for an investor seeking to reposition, refurbish, or re-let to meet modern occupier requirements.

Set within attractive landscaped grounds, the building benefits from a range of on-site amenities, including a café and fitness studio, enhancing day-to-day convenience for future occupiers. The wider park offers a professional setting with strong appeal to businesses across the Thames Valley.

Connectivity is a key strength, with the property located just a 5-minute drive from Junction 12 of the M4 and Theale train station, providing fast and efficient access to Reading, the wider motorway network, and London.

With its scale, setting, and strategic location, Unit 14-16 represents a compelling opportunity for investors seeking to add value through active asset management and future leasing initiatives.



SPECIFICATION HIGHLIGHTS



LED lighting



Suspended ceilings



Air conditioning



64 car parking space



6 EV chargers

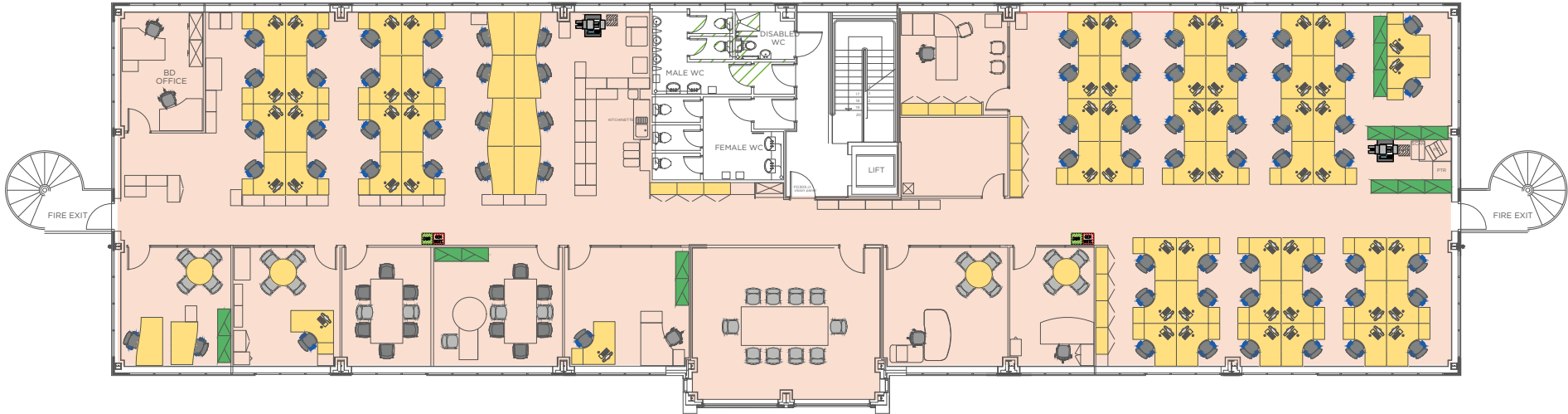




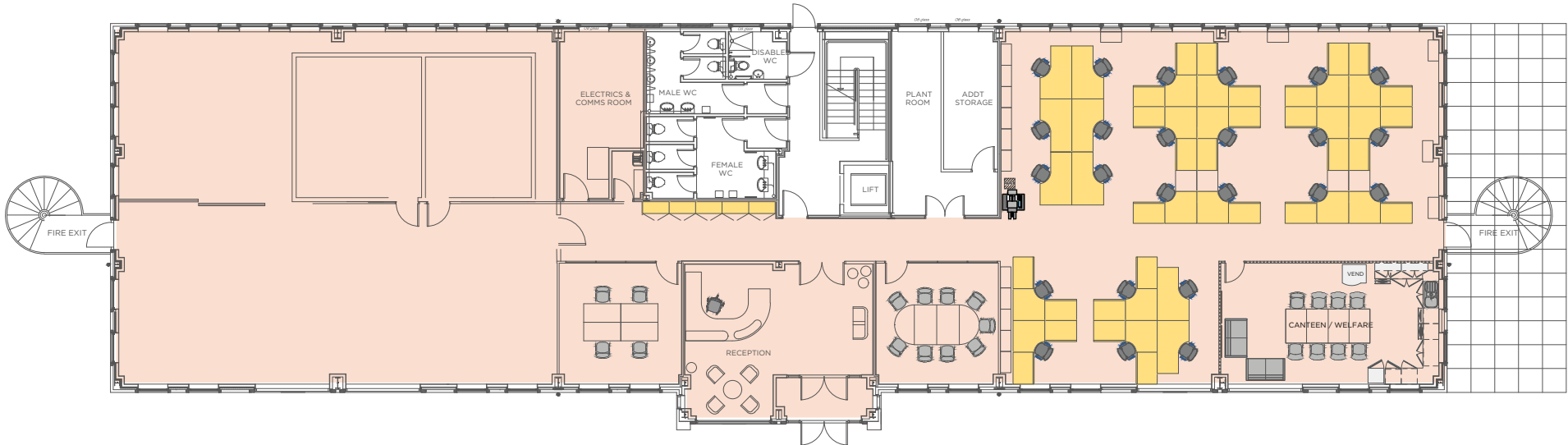


Floorplans

First floor



Ground floor



Theale Lakes – an established business location

Unit 14-16 forms part of the established Theale Lakes office development.

Theale Lakes is a well-regarded mixed-use commercial environment, set within 7.4 acres of picturesque landscaped grounds. It has excellent connectivity, and is within close proximity of national road and rail networks and a range of local amenities.



Connected

Theale benefits from excellent transport connectivity, with immediate access to Reading and London via the M4.

Theale Railway Station (0.8 miles) provides regular direct services to Reading (11 mins), London (49 mins) and Newbury (17 mins).

Jetblack buses run regularly from Theale Village and Arlington Business Park to Reading town centre (approx 35 mins).

Additionally, Theale is located only 30 miles from London Heathrow Airport.



M4 Junction 12

Theale Lakes Business Park

THEALE VILLAGE

THEALE STATION

TO READING,
M25 & LONDON

M4
J12

TO A4
IKEA
SAINSBURY'S

TO NEWBURY,
SWINDON &
BRISTOL



A dominant Thames Valley office, science and industrial location



Theale is an affluent village located in West Berkshire, just 5 miles west of Reading.

Home to a number of office, industrial and logistics parks, it is regarded as one of the primary out-of-town commercial locations in the Thames Valley.

Theale benefits from a thriving local economy, with a number of large businesses located in the wider area including Microsoft and Huawei.



Theale High Street



Englefield Estate



Ikea Theale



Burghfield Sailing Club

Market commentary

READING OFFICE MARKET COMMENTARY - 2025 & EARLY 2026

A resilient market supported and driven by corporate consolidation, strong demand for fitted space and robust out-of-town office performance.

Reading continues to demonstrate its position as one of the Thames Valley's most active and resilient office market. **2025 recorded over 604,000 sq ft of take-up**, marking one of the strongest years in recent cycles. The market benefited from a broad mix of technology, life sciences, engineering, financial services and public-sector demand, with activity spread across both the **town centre** and **out-of-town business parks**.

Early 2026 leasing evidence reinforces this momentum, with Q1 alone delivering 285,000 sq ft and 50,000 sq ft under offer representing a diverse range of transactions across the town centre and out of town business parks including Theale Lakes. Microsoft have acquired 78,000 sq ft out of town and 3M have a sizable requirement for a business Park location.

OCCUPATIONAL DEMAND & MARKET DYNAMICS

Across both years, occupiers consistently prioritised:

- **New or refurbished, ready-to-occupy space** — the majority of 2025 and 2026 lettings were fitted or part-fitted, particularly in the 3,000-15,000 sq ft bracket.
- **Amenity-rich business parks** — Arlington Business Park, Winnersh Triangle, Green Park and Thames Valley Park all secured multiple lettings.
- **Shorter, flexible lease terms** — typically 3-5 years, reflecting evolving workplace strategies.
- **High-quality environments** — occupiers continue to gravitate toward buildings offering strong ESG credentials, amenities and transport links. The Café and Gym at Theale Lakes is a well-used amenity.



RENTAL TONE & PRICING

The combined 2025 and 2026 evidence shows a clear and stable rental hierarchy:

- **Prime town centre:**
£49.75-£53.50 psf
- **Grade A town centre:**
£36.50-£45.50 psf
- **Out-of-town Grade A:**
£33.00-£45.00 psf
- **Secondary space:**
£17.00-£27.50 psf

Notably, **fitted space continues to command a premium**, particularly in mid-size suites where competition remains strong.

KEY 2025 TRANSACTIONS

2025 was shaped by several major commitments:

- **Centrica – 41,936 sq ft at Station Hill (Q3)** at £49.75 psf
- **Kenvue – 34,570 sq ft at One Station Hill (Q1)** at £53.50 psf
- **BAE – 156,000 sq ft across Green Park (Q1)** via NDA-protected transactions
- **Aspentech – 16,075 sq ft at Campus (Q1)** at £36.00 psf

Multiple mid-size lettings across Winnersh Triangle, Arlington Business Park, Theale Lakes and Thames Valley Park

These deals underline Reading's ability to attract both global corporates and regional occupiers.



EARLY 2026 MARKET PERFORMANCE

Q1 2026 has continued this positive trajectory, with a healthy mix of town-centre and out-of-town lettings:

- **Microsoft – 78,711 sq ft at Here (Q1)** at £33.00 psf
- **Thornton & Ross – 15,308 sq ft at 200 Longwater Avenue** at £36.50 psf
- **Zetes – 12,500 sq ft at The Mill** at £27.00 psf
- **Barclays – 5,873 sq ft at Apex** at £36.50 psf
- **FRP Advisory – 2,519 sq ft at Apex** at £43.50 psf
- **Computacenter – 3,893 sq ft at Now** at £36.50 psf
- **Stago – 4,332 sq ft at Theale Lakes** at £24.00 psf
- **Ray Systems – 1,985 sq ft at Theale Lakes** at £25.00 psf

Rents have remained consistent with 2025 benchmarks, demonstrating **pricing stability and continued depth of demand.**



INVESTOR PERSPECTIVE

For investors, the combined 2025 and early 2026 evidence highlights:

- **Return to a Pre-2020 market with consistent leasing velocity**
- **Strong competition for quality fitted space** against a backdrop of tightening supply
- **Clear opportunities to add value** through refurbishment, re-letting and repositioning
- **Resilient rental tone** across both town centre and business park locations
- **A diverse occupier base**, reducing reliance on any single sector
- **Major corporate commitments** reinforcing Reading's long-term fundamentals

Reading remains one of the Thames Valley's most compelling office investment locations, offering both **income resilience and value-add potential.**

The sale

EPC

The building EPC rating is B(29).

GROUND RENT

Ground Rent payable £500 per annum.

VAT

The property is elected for VAT.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide and satisfy the Vendor and their agents on the source of funds used to acquire the property in advance of an exchange of contracts.

PROPOSAL

Offers are invited for the Long Leasehold Interest, subject to contract.



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