



# 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	TO LET from Q1 2026	
Unit 1, First Floor	2,166	201	Office	TO LET	7
Unit 3, Ground Floor	975	91	Office	TO LET	4
Unit 4, Ground Floor	2,070	192	Office	TO LET	6
Unit 5A, Ground Floor	1,035	96	Office	TO LET	7
Unit 5B, Ground Floor	1,035	96	Office / medical / clinic	TO LET	4
Unit 5, First Floor	2,070	192	Office	TO LET	4
Unit 10 & 11	Under Offer				
Unit 14-16	13,130	1,220	Office	COMING SOON	TBC
Unit 17	1,985	184	Office	FOR SALE	7
Unit 18	1,985	184	Office	TO LET	7

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



# GET IN TOUCH

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