



THEALE | READING | RG7 4SW

# WATERSIDE DRIVE

**TO LET**  
**HIGH QUALITY GRADE A OFFICES**  
**1,245 SQ FT – 18,440 SQ FT**  
**(116 - 1,713 SQ M)**



# Waterside Drive offers the perfect blend of environment, location & access to amenities

Waterside Drive is set within landscaped grounds with a stunning lake backdrop and is at the forefront of Arlington Business Park.

It is highly prominent to the A4 and situated at Junction 12 of the M4, providing exceptional road transport links across the country.

**A great location for your business.**



High quality specification



Landscaped environment



Excellent communications



Unparalleled workforce

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**WATERSIDE DRIVE**

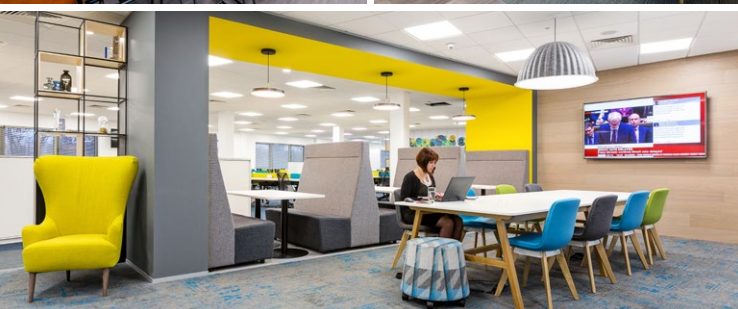
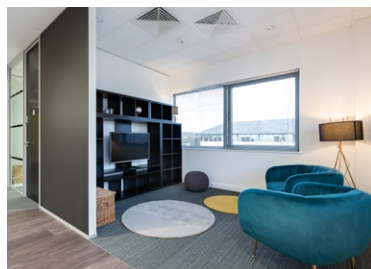




# Description

Waterside Drive is a collection of three refurbished office buildings over three floors, providing contemporary Grade A accommodation.

Waterside Drive stands at the front of Arlington Business Park benefiting from 200-acres of inspiring landscaped grounds, all centred around a striking lake. Whether it's for a lunchtime stroll, a park run or just eating your lunch on the lawn, it's all available here.



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**WATERSIDE  
DRIVE**



Fitted Space  
Available



Flexible  
Floor Options



LED  
Lighting



Raised floors &  
suspended ceilings



Refurbished WCs  
& Showers



\*EPC  
Rating A



BREEAM Excellent  
(1WD)



Outside  
Seating Areas



Cycle Rack  
Facilities



Parking  
1:210 sq ft



EV Charging  
Available



Short walks to  
local amenities



Immediate Access  
to J12 M4



Bus Stop  
Directly Outside



Close Proximity to  
Theale Station

\*(1WD EPC A only. 2WD and 3WD are EPC B).



# The Site



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## WATERSIDE DRIVE



## Availability

Building	approx. sq ft	approx. sq m
<b>ONE Waterside Drive</b>		
2nd Floor North	6,500	604
2nd Floor South	1,245	116
<b>TWO Waterside Drive</b>		
1st Floor	9,220	857
2nd Floor	9,220	857
<b>THREE Waterside Drive</b>		
Ground Floor North	2,869	266.5

## Parking

1:210 sq ft parking ratio.





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**WATERSIDE  
DRIVE**





Indicative fitted layouts

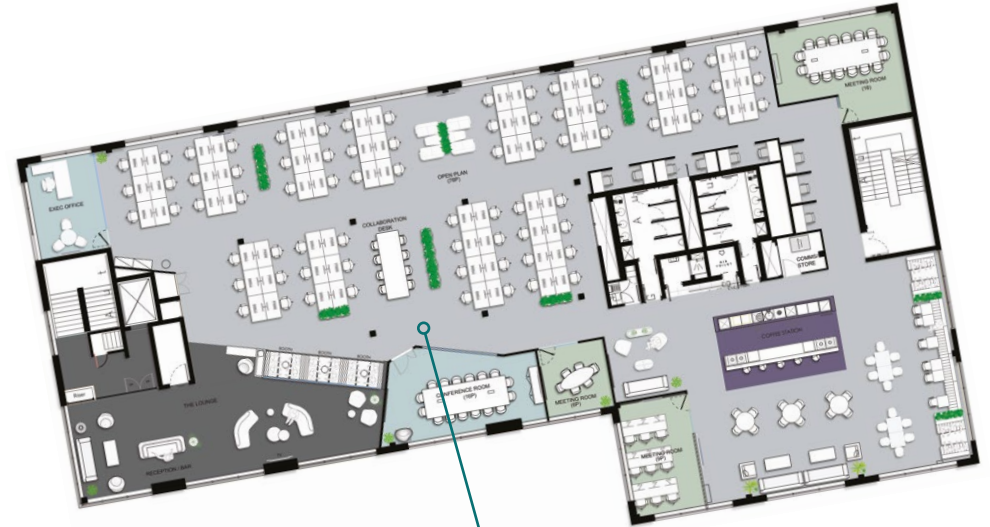
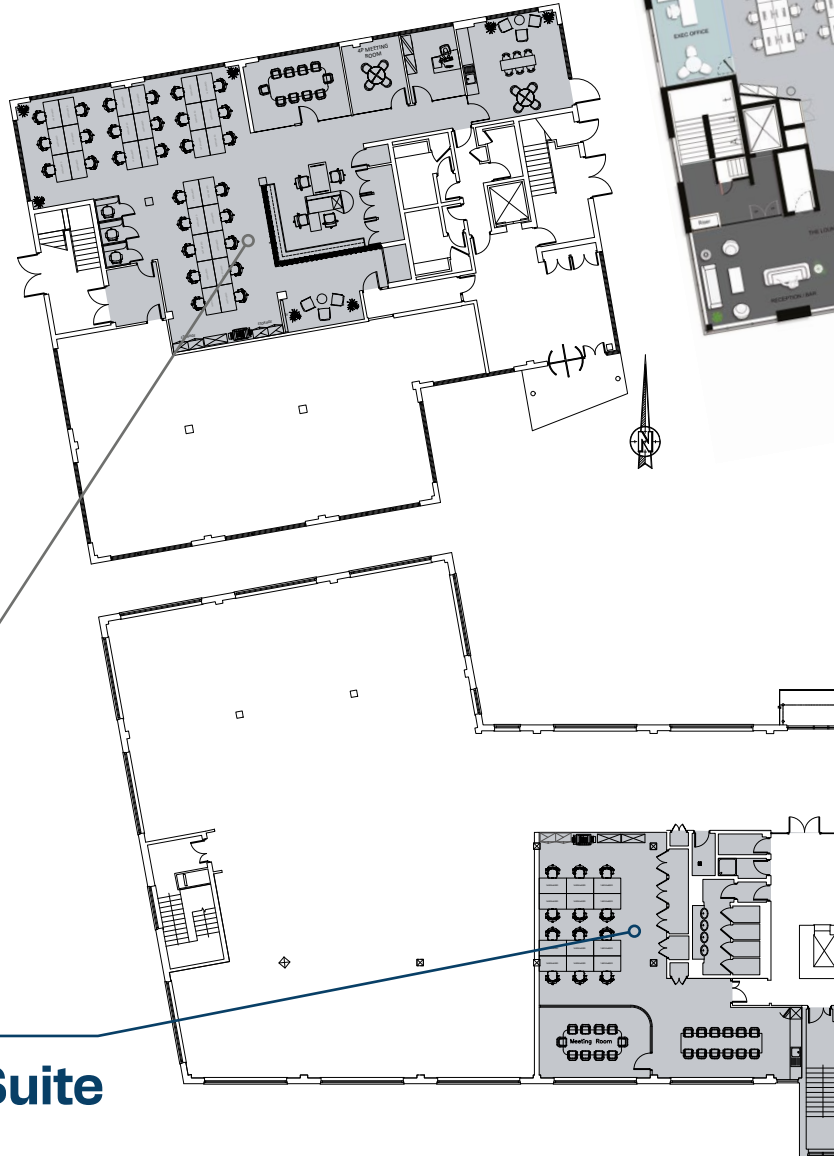
# Floorplans

## THREE

Ground Floor  
North Suite  
2,869 sq ft

## ONE

2nd Floor South Suite  
1,245 sq ft



## TWO

2nd Floor 9,220 sq ft

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**WATERSIDE  
DRIVE**



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# WATERSIDE DRIVE



## Location

Waterside Drive is located within close proximity to the A4, linking to Junction 12 of the M4 and is 6 miles from Reading town centre.

The Park also benefits from:

- **A bus service stopping by the entrance.**
- **Theale Station (10 minute walk) offering services to Newbury, Reading and onwards via the Elizabeth Line.**
- **Great transport links to the wider UK on the motorway network.**



By Car		By Train	
			
M25	28 miles	Reading (Elizabeth Line)	10 mins
London Heathrow	30 miles	Newbury	15 mins
Central London	40 miles	Paddington	40 mins
Bristol	70 miles	Bond Street (Elizabeth Line)	1 hour 20 mins
		Heathrow	1 hour 2 mins
		Waterloo	1 hour 15 mins





## Terms

To be negotiated directly with the landlord.

## Business Rates

Interested parties to make their own enquiries with the local authority.

## VAT

Where applicable, VAT will be charged at the prevailing rate.

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**WATERSIDE DRIVE**



## Contacts

For further information or to arrange a viewing please contact the agents.

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