



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

THEALE | READING | RG7 4SW

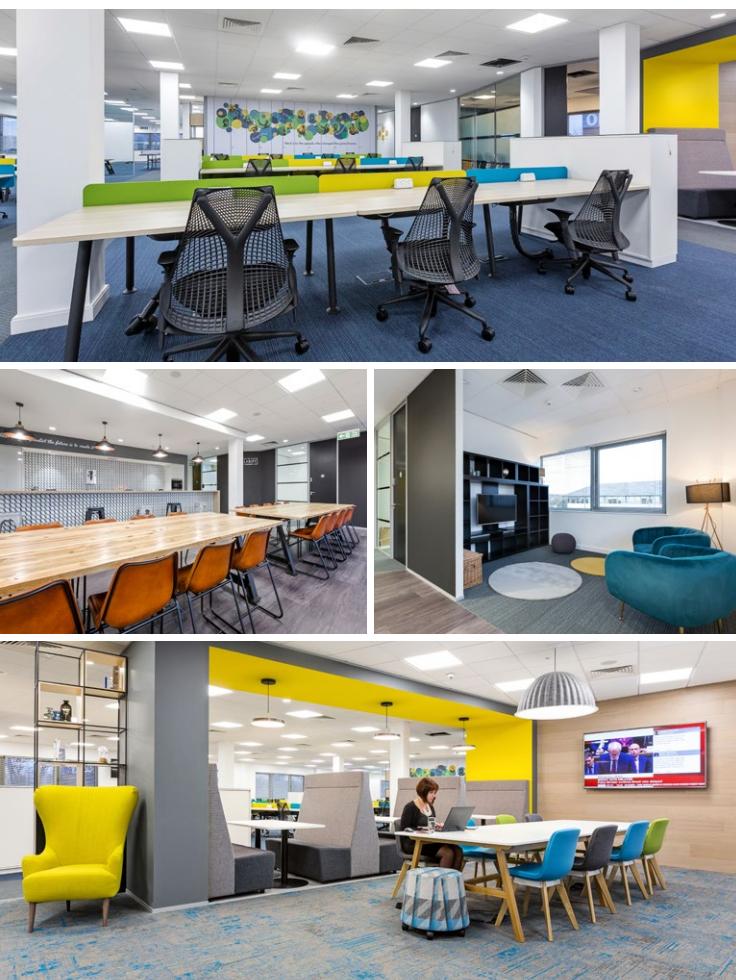
WATERSIDE DRIVE



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.



THEALE | READING | RG7 4SW

**WATERSIDE
DRIVE**

The building features large glass windows and a mix of brick and white cladding. The 'ZONE' logo is prominently displayed on the side of the building.

- 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

THEALE | READING | RG7 4SW
**WATERSIDE
DRIVE**



Availability

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

Parking

1:210 sq ft parking ratio.

THEALE | READING | RG7 4SW

**WATERSIDE
DRIVE**



Gallery

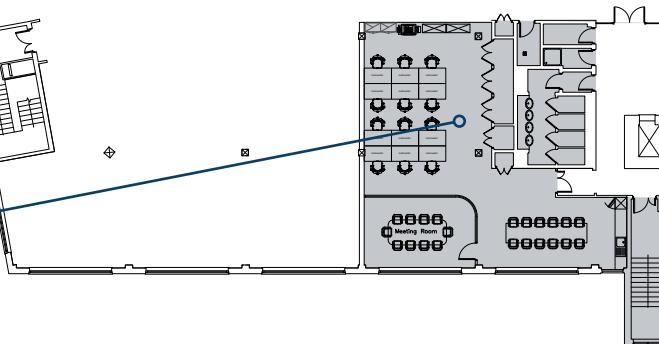
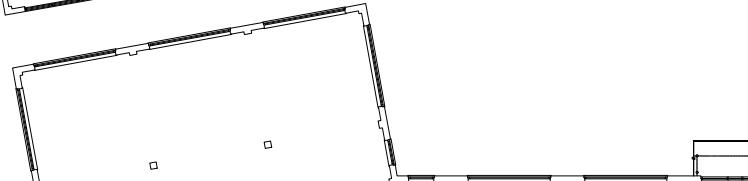
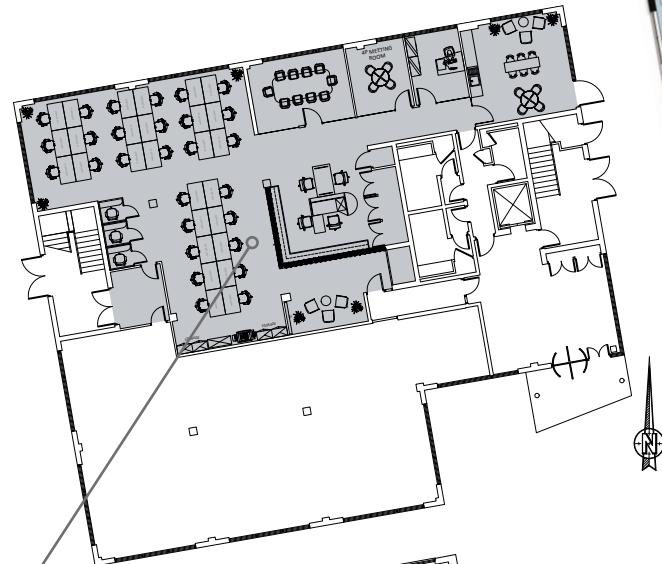


Indicative fitted layouts

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

THEALE | READING | RG7 4SW
**WATERSIDE
DRIVE**



THEALE | READING | RG7 4SW
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

M25
London Heathrow
Central London
Bristol

28 miles
30 miles
40 miles
70 miles



By Train

Reading (Elizabeth Line)
Newbury
Paddington
Bond Street (Elizabeth Line)
Heathrow
Waterloo

10 mins
15 mins
40 mins
1 hour 20 mins
1 hour 2 mins
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.

THEALE | READING | RG7 4SW
WATERSIDE DRIVE



Contacts

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

HARRY BEVINS
E: harrybevins@haslams.co.uk
M: 07725 277 556

GEORGIA FEARN
georgiafearn@haslams.co.uk
M: 07512 333 297

DOMINIC FAIRES
d.faires@hicksbaker.co.uk
M: 07967 375 962

HARRY GORNALL-KING
h.gornall-king@hicksbaker.co.uk
M: 07738 104 806

 **HASLAMS**
CHARTERED SURVEYORS
0118 921 1515
W W W . H A S L A M S . C O . U K

 **hicks
baker**
commercial property
0118 959 6144

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Haslams and Hicks Baker in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Haslams nor Hicks Baker has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. September 2025. Designed and produced by Creativeworld T: 01282 858200.