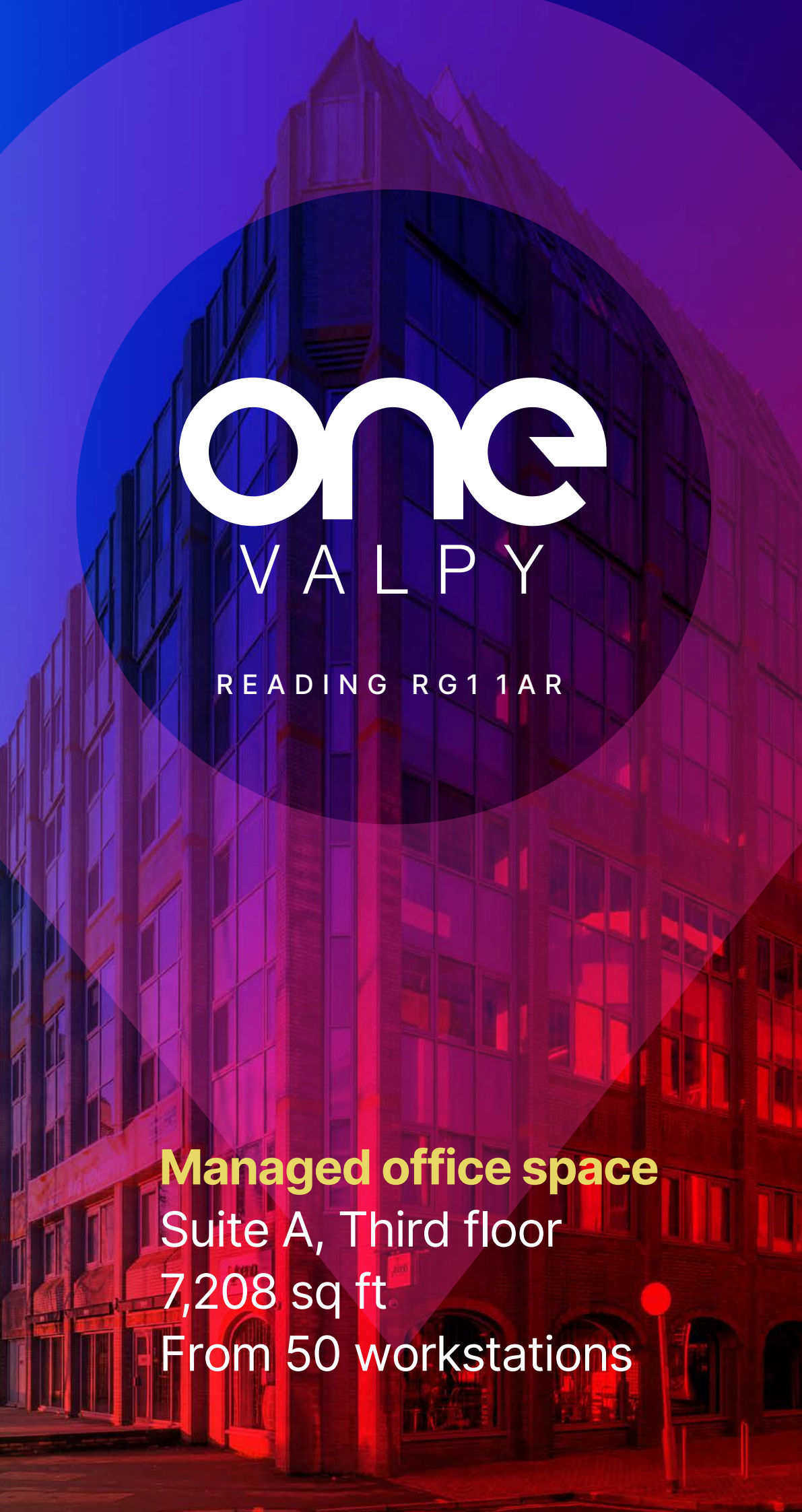


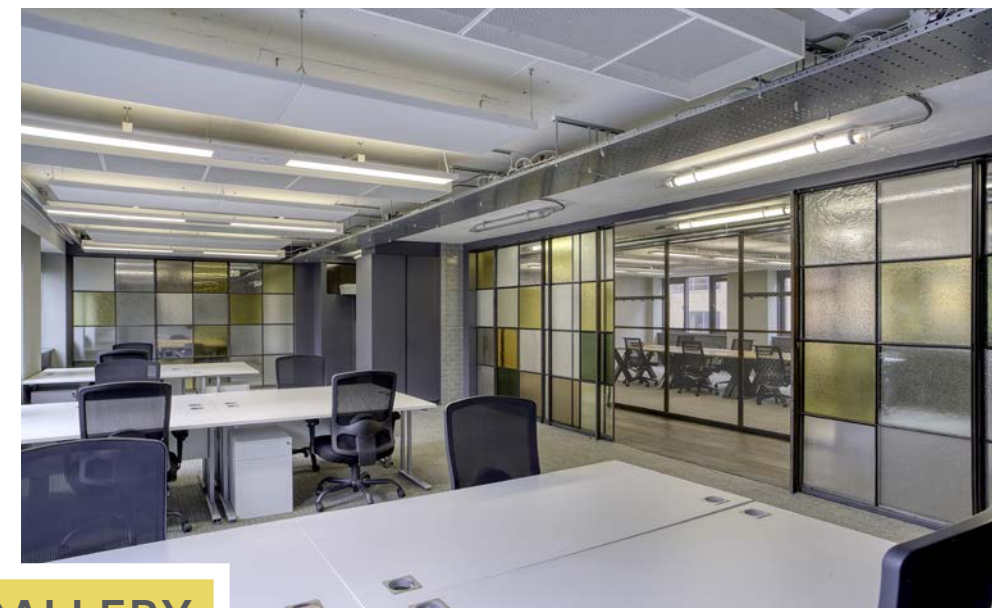
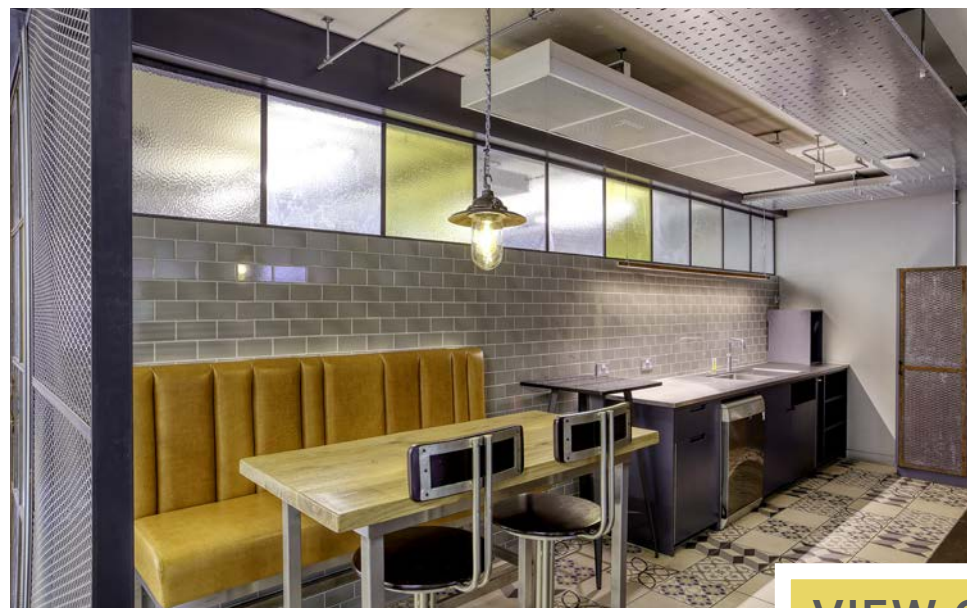


one
VALPY

READING RG1 1AR

Managed office space
Suite A, Third floor
7,208 sq ft
From 50 workstations





[VIEW GALLERY](#)

Contemporary urban offices located in the heart of Reading's central business district

One Valpy is a unique and high quality building in the best location in Reading town centre

Location

Situated only a 2-minute walk to the train station and the new Elizabeth line. The building is within the central core of Reading with its many shops, cafes, bars and restaurants – everything is on your doorstep.

Offices

The suite is fitted out to a high standard with a contemporary industrial finish. The suite is suitable for occupiers needing 50–80 workstations, with a large breakout kitchen area and ample meeting and boardroom facilities. There is a flexible furniture package available by negotiation to tailor the space to exact business requirements.

Meeting Room

One Valpy offers all tenants access to a free bookable meeting area with the latest AV technology ready for video calls, board meetings or team break out.

Sustainability

Built to be future proof. Achieving BREEAM Very Good and an EPC 'B' rating, with efficient heating and cooling systems, fast fibre connectivity and fully fitted offices to reduce business expenditure. One Valpy gives occupiers lower running costs and easy occupation to meet their needs.

A unique and sustainable building perfect for modern businesses



THIRD FLOOR SUITE A 7,208 SQ FT

Up to 92 Work Stations

- Office area
- Meeting rooms
- Modern kitchen
- Breakout spaces
- Storage space



Specification



BREEAM
Very Good



WiredScore
Gold



EPC B



High quality
fitout



Digital Building
Management
System



Chilled Beam
Air Cooling



Double-height
entrance
and reception



Free to use
AV room /
meeting space



Exposed ceilings
with suspended
LED lighting



Broadband fibre
connectivity



Shower facilities
with locker space



Electric car
charging points



Onsite secure
car parking



Restaurant and
Wine Bar



18 cycle spaces



onevalpy.co.uk

What's included in the managed package?

The managed solution can be tailored to meet the occupier's needs but at a base level includes all of the following:

The space

- A fully fitted business suite including desks, seating, storage, kitchen and bar area, various breakout areas and dedicated meeting rooms
- Use of the common amenities which include: communal meeting room, male and female showers with independent changing facilities, lockers and bike storage
- There is an on site concierge and guest services facility that runs and organises events for the building and its occupants
- On site parking is available and EV charging points

The financials

- Inclusive monthly rate
- Rent, Business Rates and Service Charge
- Full fibre connectivity
- All utility costs
- Cleaning
- Maintenance and repairs
- Buildings Insurance

The Landlord has partnered with RE-DEFINED, a nation-wide managed workspace operator giving tenants the opportunity to benefit from the arrangement or opt for a separate bespoke package.



Recommended core services



Repairs and maintenance



All-inclusive billing management



Daily cleaning



Secure high-speed internet



Utilities and rate management



Coffee, tea and snacks



Remote management



Building app integration

Optional add-ons



Wellness and events



Enhanced consumables



Upgraded connectivity support



Fit-out and project management

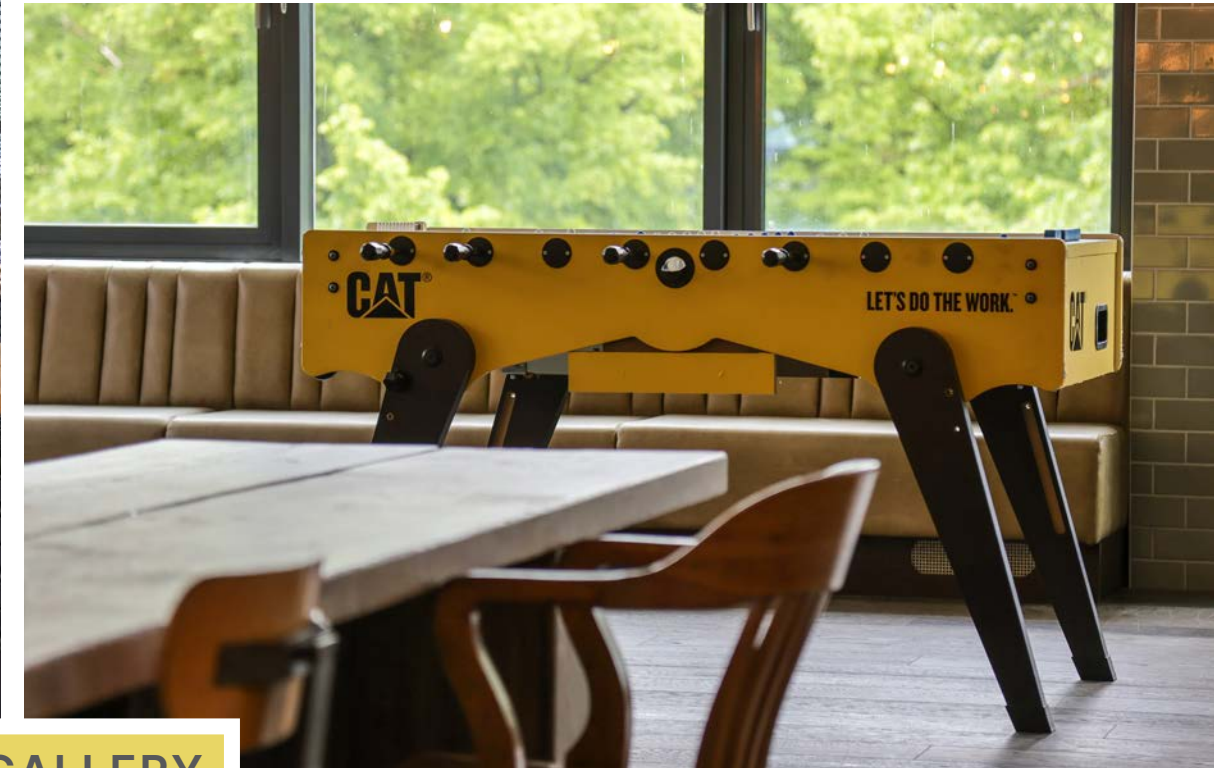


Medicare, Vitality membership



Community manager

All sourced through MAPP's trusted procurement & supply chain



[VIEW GALLERY](#)



one
VALPY

READING RG1 1AR

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