



Earley West, 300 Thames Valley Park Drive, Reading, RG6 1PT

To Let
7,472 sq ft

Ground Floor Office Accommodation in Established Thames Valley Park | 31 Parking Spaces Included



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Summary

- Rent: £30 per sq ft Passing Rent
- Business rates: £17.18 per sq ft
- Service charge: £10 per sq ft
- EPC: B
- Lease: Assignment

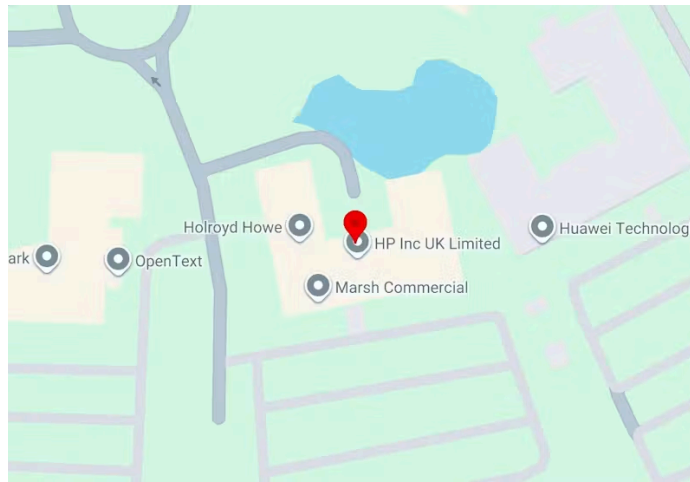
Further information

- [View details on our website](#)

Contact & Viewings



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Description

The ground floor entrance features a reception/welcome area, large kitchen/canteen space and large glazed boardroom which can be opened up to provide a larger event space when combined with the kitchen area. The main office comprises cellular 'dry lab' style rooms and various meeting and storage rooms throughout.

The space benefits from a quality arrival experience and canteen/kitchen area, with good natural light and views overlooking a pond as well as a loading door/bay with direct access to the demise from the car park. The lease also includes rights to 31 parking spaces.

The building offers an impressive arrival experience featuring a full-height atrium, manned reception, on-site café and business lounge. End-of-trip facilities include male and female w/cs, bike and car parking. The property location includes global TMT companies, with many based on the wider Thames Valley park.

On-site amenities within Thames Valley Park include a country park, lakeside walks, and limited café facilities, though immediate local amenities beyond the estate are modest.



Location

The building is located at Thames Valley Park, an established business park situated between Reading and Wokingham. The estate enjoys excellent connectivity, positioned immediately adjacent to the A3290 Thames Valley Park Drive and within close proximity to Junction 10 of the M4 motorway, providing direct access to London, Heathrow Airport and the national motorway network. Reading town centre is approximately 4 miles to the west, offering extensive retail, leisure and hospitality amenities. Reading railway station, approximately 10 minutes by car, provides frequent mainline services to London Paddington (circa 25 minutes) and connections to the national rail network. Earley railway station is closer at approximately 2 miles distance. The park benefits from regular bus services connecting to Reading and surrounding areas.

Accommodation

Name	sq ft	sq m	Availability
Ground - Part Ground	7,472	694.17	Available
Total	7,472	694.17	



