



6 THE GREEN @ EASTER PARK



ALDERMASTON • READING RG7 2PQ

1,430 – 3,171 sq ft TO LET
with 14 car spaces

An amazing place to work

Be part of a thriving business community



Location

The Green at Easter Park is a well designed modern business park centrally located at the heart of the Thames Valley, with easy access to the M4 and Reading, Basingstoke and M3 to the south and Newbury to the west.

The office park is already home to international and national companies including Anesco, Atkins and Elliott Turbo.

Unit 6 is positioned at the front of the park and benefits from the following specification

Specification

- Full access raised floors
- Open vaulted ceiling to first floor
- Highly efficient ground source heat pump – heating and cooling
- 14 Car spaces (ratio 1:225 sq ft)
- Suspended ceiling
- Sleek feature lighting
- Full height glazing
- Kitchen facilities
- EPC ratings from B40

Park facilities

- Entrance security barriers
- CCTV & number plate recognition systems
- List X status suitable for defence contractors and government suppliers
- Landscaped environment



Availability schedule

Unit 6

Reception	83 sq ft
Ground Floor	1,430 sq ft
First Floor	1,658 sq ft
Total	3,171 sq ft

Terms

Available to lease immediately on flexible terms.



At the business heart of the Thames Valley

The surrounding diamond of towns – **Reading, Bracknell, Basingstoke and Newbury** – provide a rich source of technically skilled workers.



Aldermaston and Tadley

Aldermaston itself was first recorded in the Domesday Book of 1086. Most of its houses are now Grade II listed. One of the most popular local public houses, The Hind's Head, was built in the 17th century and is a great spot to relax in the summer and hunker down by a fire in the winter.

Nearby Tadley offers banking and shopping facilities including a Sainsbury's supermarket.



The nearby Wasing Estate is several thousand acres of winding rivers and picturesque lakes supporting an incredible variety of flora and fauna. At its heart, Wasing Park offers an extensive range of facilities for corporate entertaining, conferences and team building activities.

Key

- 1 Newbury Racecourse
- 2 The Oracle, Reading
- 3 Holiday Inn, Bath Road
- 4 Aldermaston Wharf
- 5 The Hind's Head
- 6 Quad biking at Wasing Park
- 7 Wasing Park conference centre



Distance by road

M4 – junction 12	6 miles
Reading	11 miles
Newbury	9 miles
Basingstoke	12 miles
Heathrow Airport	39 miles
Gatwick Airport	70 miles
Central London	52 miles

Source: www.theaa.com

Approximate rail travel times

Reading to	
London Paddington	25 mins
Basingstoke to	
London Waterloo	48 mins
Newbury to	
London Paddington	56 mins

Source: National Rail Enquiries



rare
ra-re.co.uk
0118 907 9700

Guy Parkes
gparkes@ra-re.co.uk
0118 945 0119

Andrew Baillie
abaillie@ra-re.co.uk
0118 945 0120

Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. September 2016