Three Waterside Drive

Theale | Reading | M4 Junction 12

3,850 SQ FT OF FULLY FITTED GRADE A OFFICES TO LET
EXCELLENT PARKING RATIO

www.watersidedrive.co.uk
THEALE’S PREMIER BUSINESS PARK
1 MINUTE FROM M4 JUNCTION 12
GROUND FLOOR OFFICES

Waterside Drive is a collection of three refurbished office buildings providing contemporary Grade A accommodation at the front of Arlington Business Park. The ground floor suite of THREE is the last remaining space at Waterside Drive. This suite comes fully fitted with contemporary open plan layout, three meeting rooms, dedicated reception, tea point, modern-style furniture and data caballing installed, ready to connect to.
LANDSCAPED ENVIRONMENT
Waterside Drive stands at the front of a 200 acre business park and benefits from 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.

EXCELLENT COMMUNICATIONS
From Waterside Drive it is only a few minutes walk to Theale station which has direct trains to London Paddington in 43 minutes. With bus services on its doorstep and a prime position just off junction 12 of the M4, Waterside Drive occupies an enviable position for excellent communications across the UK and the south-east.

UNPARALLELED WORKFORCE
Reading has one of the most productive workforces in the country. Combined with exceptional living standards, it’s not surprising that 13 of the world’s top 30 companies have headquarters in the town. Even more reason to make Waterside Drive the home for your business.
Newly decorated
Flexible floor options
PIR lighting
Contemporary WC facilities
Flexible VRF air conditioning
Electrak & suspended tile ceiling
Meeting rooms installed
Floor boxes installed
Data cabling installed
Patch panels ready for server rack
Fully fitted with furniture
Open plan configuration

Current office layout
EPC rating: B

19 spaces
Ratio 1:203 sq ft

40 cycle racks

10 min walk to Theale station

5 min walk to Theale High Street

One min drive to J12 of M4
Accommodation

Open ground floor plan

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq ft</th>
<th>sq m</th>
<th>car spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>3,850</td>
<td>357.7</td>
<td>19</td>
</tr>
</tbody>
</table>

Current ground floor layout

Plans for illustrative purposes only, not to scale.
Waterside Drive is prominently located adjacent to the A4. Junction 12 of the M4 is approximately 6 miles from Reading town centre. The M4 provides excellent road access to London (42 miles) and the M25 motorway, as well as being a short drive from Heathrow Airport (31 miles).

There is a regular bus service to the park serving the local area, with buses to Reading and Newbury. The bus stop is located directly outside Waterside Drive.

Theale station is only a few minutes walk away, with regular services to Reading and Newbury as well as a direct service to London Paddington, the fastest train taking 43 minutes. From 2020 the short journey to Reading will connect Waterside Drive to the Elizabeth Line (Crossrail), providing access to Bond Street and Canary Wharf in 53 minutes and 67 minutes respectively. WRLtH (Western Railway Link to Heathrow) will provide direct train access to Heathrow from Reading.
Approximate distances & journey times

<table>
<thead>
<tr>
<th>Destination</th>
<th>Distance</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bristol</td>
<td>73 miles</td>
<td></td>
</tr>
<tr>
<td>Central London</td>
<td>42 miles</td>
<td></td>
</tr>
<tr>
<td>London Heathrow</td>
<td>31 miles</td>
<td></td>
</tr>
<tr>
<td>M25</td>
<td>28 miles</td>
<td></td>
</tr>
<tr>
<td>Waterloo</td>
<td>1hr 15mins</td>
<td></td>
</tr>
<tr>
<td>Paddington</td>
<td>43 mins</td>
<td></td>
</tr>
<tr>
<td>Newbury</td>
<td>14 mins</td>
<td></td>
</tr>
<tr>
<td>Reading</td>
<td>10 mins</td>
<td></td>
</tr>
</tbody>
</table>

Amenities

Eating and Drinking
Theale High Street offers shops, cafés, pubs and other amenities in addition to those at Calcot Retail Park, Bath Road.

Retail
Calcot Retail Park offers a Sainsbury’s supermarket, Sports Direct, Next, Boots and IKEA. Reading town centre provides a wealth of amenities and shopping facilities including The Oracle Shopping Centre.

Sports
- Burghfield Sailing Club
- Calcot Park Golf Club
- Theale Golf Club
- Theale Green Leisure Centre

Hotels
- The Elephant Hotel, Pangbourne
- Best Western, Calcot
- Holiday Inn, A4
- Pincent Manor, Calcot

Sainsbury’s, Calcot Retail Park
The Bull, Theale High Street