READING

550 Thames Valley Park, RG6 1PT

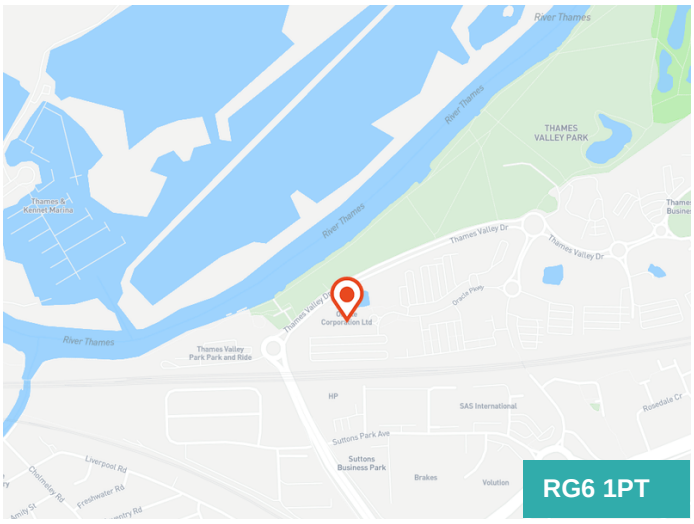
PROMINENT HQ OFFICE ACCOMMODATION

OFFICE TO LET

3,500 TO 10,200 SQ FT

- Prominent Grade A office building
- Impressive triple-height reception area with cafe
- Views over the Thames
- Parking Ratio: 1:220 sq.ft.
- Plug and Play Opportunity
- Security on the park 24/7
- David Lloyd Gym and Childcare on Park
- Shuttle bus to Reading in 10-15 minutes

A striking office building set on the picturesque Thames Riverside. Excellent access to Reading Town Center and the M4.



Summary

Available Size	3,500 to 10,200 sq ft
Rent	£26.50 per sq ft
Rates Payable	£11.82 per sq ft Approx.
Service Charge	£10.04 per sq ft Approx.
EPC Rating	Upon Enquiry

Description

550 Oracle Parkway is prominently located fronting the Thames Valley Park access road. Offering three floors of Grade A office accommodation with imposing full height reception. The building currently benefits from a cafe / break out area on the ground floor with access to an outside terrace overlooking the private lake. The branded cafe provides sandwiches/paninis and some hot food and drinks throughout the day.

Location

550 Oracle Parkway is prominently located fronting the Thames Valley Park access road. Offering three floors of Grade A office accommodation with imposing full height reception. The building currently benefits from a cafe / break out area on the ground floor with access to an outside terrace overlooking the private lake. The branded cafe provides sandwiches/paninis and some hot food and drinks throughout the day.

550 Oracle Parkway is prominently located fronting the Thames Valley Park access road. The Thames Valley Park shuttle bus provides frequent services to Reading Mainline Station every 10-15 minutes. Thames Valley Park is located at the end of the A329 (M) with direct links to the M4 6,123 - 26,477 Sq Ft

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
1st - Riverside Wing	6,700	622.45	To let	Available
1st - Rail-side Wing	3,500	325.16	To let	Available
Total	**10,200**	**947.61**		

Viewings

Viewings strictly via the Sole Agent.

Terms

Flexible FRI lease terms to be agreed.

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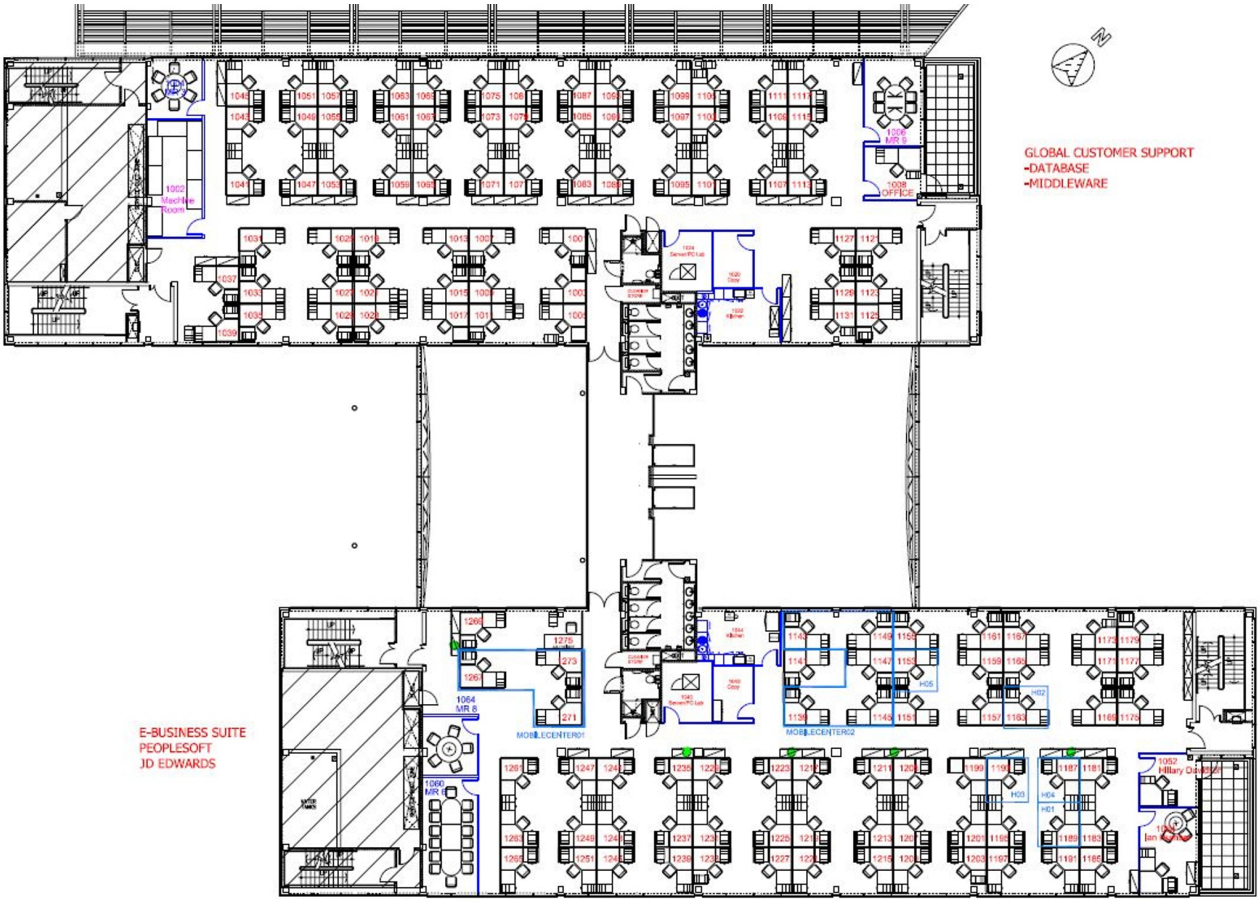
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