

# HIVE 01

Arlington Business Park  
Theale RG7

Fully Fitted  
Office Space To Let

First Floor  
9,570 sq ft (889 sq m)





## LOCATION

Strategically located at junction 12 of the M4 with direct routes to Reading, London and Bristol and a short drive to Heathrow Airport (32 mins). With fantastic parking provision and superb access to the M4 motorway, car use is very well catered for. Theale Railway station, a few minutes' walk from The Hive provides direct access to London Paddington taking 45 minutes, together with a local service to Reading and Newbury.

Sat Nav **RG7 4SA**



## Preconfigured office space **Plug N' Play**

### DESCRIPTION

The Hive is set within Arlington Business Park, Theale, which is home to a number of well-known companies such as Nokia, Wrigley, KPMG and Direct Wines. This subletting provides an opportunity to get fully fitted, plug and play space within this thriving office environment.

### AMENITIES

- 3 pipe VRV air conditioning system
- Full access raised floor
- LG7 lighting
- Disabled WCs & Shower facility
- Passenger lift
- On site Café amenity
- Car parking ratio 1:209 sq ft

### AVAILABILITY

The Property has the following approximate net internal floor areas:

Floor	sq ft	sq m
First	9,570	889

## CONTACT

Viewing is strictly by prior appointment with Colliers International, through:



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