



THEALE LAKES

THEALE LAKES BUSINESS PARK, THEALE, RG7 4GB

OFFICE UNITS TO LET/FOR SALE
FROM 975 - 4,136 SQ FT

THEALE-LAKES.CO.UK



ESTABLISHED BUSINESS PARK OF SELF-CONTAINED OFFICE UNITS

Theale Lakes Business Park offers a unique opportunity to thrive in the heart of West Berkshire. Spread across 7.4 acres of picturesque, landscaped grounds, this established business community provides a professional yet tranquil environment.

Choose from refurbished, self-contained office suites ranging from 975 sq ft to 4,136 sq ft, designed to meet a variety of business needs. Options include modern open-plan CAT A spaces and fully fitted, ready-to-use offices.

Unit 22 offers the opportunity for a café on the Ground Floor and fitness studio on the First Floor. Additionally, a 1,035 sq ft secure storage unit is available—ideal for businesses seeking extra space for products or equipment.

Elevate your workspace in a location that inspires success.



AVAILABILITY

DEMISE	AREA (SQ FT)	AREA (SQ M)	USE	AVAILABLE	CAR SPACES
Unit 1, First Floor	2,166	201	Office	TO LET	7
Unit 3, Ground Floor	975	91	Office	TO LET	4
Unit 4, Ground Floor	2,070	192	Office	TO LET	6
Unit 5A, Ground Floor	1,035	96	Storage	TO LET	7
Unit 5B, Ground Floor	1,035	96	Office / medical / clinic	TO LET	4
Unit 5, First Floor	2,070	192	Office	TO LET	4
Unit 10 & 11	4,136	384	Office	TO LET / FOR SALE	18
Unit 17	1,985	184	Office	FOR SALE	7
Unit 18	1,985	184	Office	FOR SALE	7
Unit 22	1,985	184	Office / café / fitness studio	FOR SALE	8
Total	19,442	1,806			



The units have EPC ratings ranging from B to D. Certificates available upon request.

GET IN TOUCH

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THEALE TO READING
TOWN CENTRE
10 MINS

THEALE STATION
TO READING
STATION
11 MINS

**THEALE
LAKES**
BUSINESS
PARK

**MOULDEN WAY
SULHAMSTEAD
READING
RG7 4GB**