

# Thames Valley Park

Murdoch, Hutton & Faraday

Thames Valley Park, Reading // Up to 184,500 sq ft of office accommodation



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# Thames Valley Park

## Introduction







Thames Valley Park is a premier business park located in East Reading on the River Thames. It prides itself as uniquely managing commercial and environmental development, side by side.

Completed over twenty years ago, TVP has been attracting internationally recognised people and businesses.

This thriving commercial hub offers spacious park grounds and access to a nature reserve, all with river frontage incorporating the Thames path.

 <p><b>200 Acre</b> Business Park</p>	 <p><b>"Ready Bike"</b> Hire</p>	 <p><b>Nature</b> Reserve</p>
 <p><b>David Lloyd</b> Leisure Centre</p>	 <p><b>Thames river</b> Frontage</p>	 <p><b>Children's</b> Nursery</p>
 <p><b>Electric car</b> Charging Points</p>	 <p><b>5 Miles From</b> Junction 10 of The M4</p>	 <p><b>Short Journey To</b> <b>Reading Station</b> Via Dedicated Shuttle Bus</p>

## Building Specific

 <p><b>Plug &amp; Play</b> Office Accommodation</p>	 <p><b>1,369</b> Work Stations</p>	 <p><b>Fully Fitted</b> Out Gym</p>
 <p><b>774 Car</b> Parking Spaces</p>	 <p><b>184,500 sq ft</b> Of Office Accommodation</p>	 <p><b>Full Service</b> Restaurant</p>

## Companies on the Park

Companies on the Park include blue chip organisations - such as Oracle and Microsoft - amongst many other well established companies, including Regus serviced office space.

Everyone benefits from the convenient location, great local amenities, easy transport links and social environment. TVP caters for all needs and also includes a children's nursery, Bright Horizons, and the David Lloyd Leisure Centre.

## Other Companies Based In Reading:



## Around Reading

Reading Town Centre is easily accessible with a free bus service for Park occupiers. The shuttle links Reading station directly to the Park, with a journey time of approximately 14 minutes. This service runs for 12 hours every working day, with the first bus departing Reading station at 6.45am.

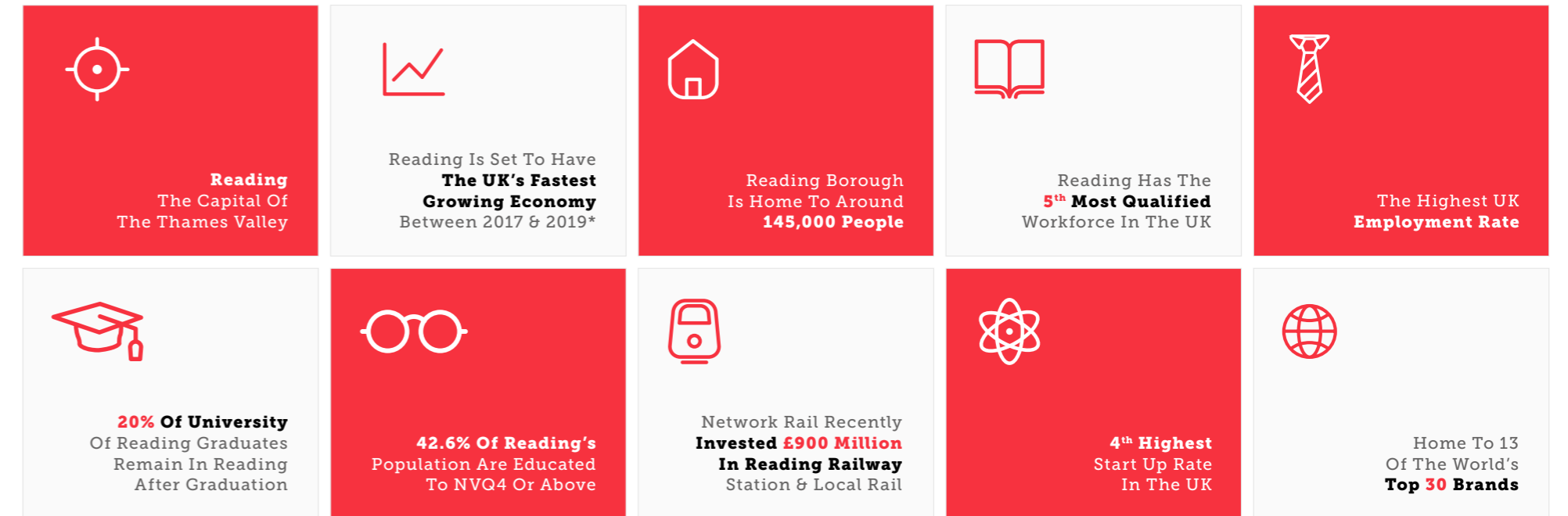
The Oracle Centre is a popular and large, regional shopping and eating destination. The centre contains 90 shops, including department stores from the Debenhams and House of Fraser chains.

A third and larger department store, John Lewis (still referred to locally by its older name, Heelas), is adjacent to the Minster Street entrance, but not part of the Centre itself. There are also 22 restaurants, cafés and bars along the riverside of the Kennet, and an 11-screen Vue Cinema.

The Oracle Riverside area, with its restaurants and bars, spans the Brewery Gut - a particularly narrow stretch of the river Kennet. The layout allows space for outdoor tables, and there is granite stadium-style seating and a sail-like canopy.

Two bridges have been installed spanning the Kennet: Cooks Bridge, a straight footbridge, which links The Riverside Car Park to House of Fraser; and Delphi Bridge, an 'ellipse-shaped' bridge giving access from the Vue Cinema to Debenhams.

The East Reading Mass Rapid Transit (MRT) scheme is due to commence construction in 2019, leading to a faster and more reliable public transport link into Reading town centre



\*(Outside Of London)

### The Buildings

Murdoch, Hutton and Faraday offer exceptional working space. The offices have been heavily invested in and provide an incoming occupier with fully fitted office accommodation, dramatically reducing the capital investment needed.

Each building offers a different configuration so that an incoming occupier can choose the right layout for their business.

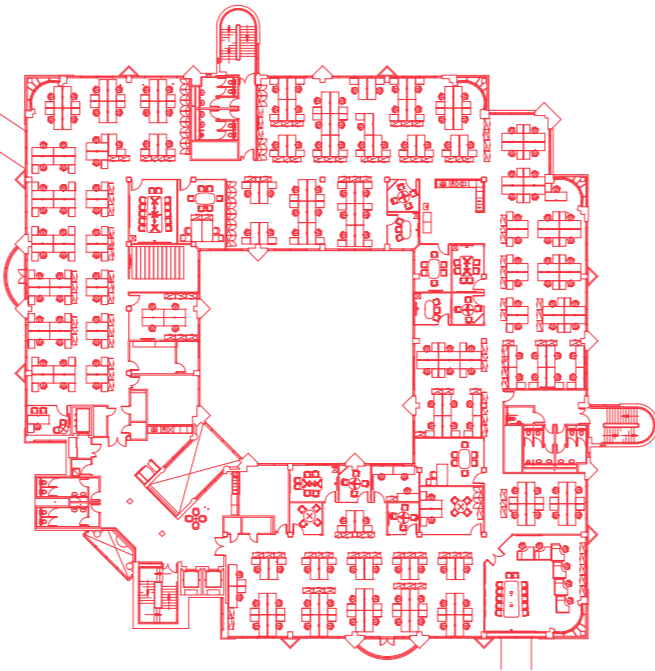
The buildings offer a generous car parking provision of circa 1:230 sq ft and are set in a stunning location next to the river Thames and benefit from easy access to the amenities and public transport options available at Thames Valley Park.

### Murdoch

Area (IPMS)	Sq Ft	Sq M
Second	18,328.00	1,702.70
First	18,718.00	1,738.90
Ground	19,268.00	1,790.00
Sub-total	56,314.00	5,231.60
Reception	1,580.00	146.80
<b>Total</b>	<b>57,894.00</b>	<b>5,378.40</b>
Parking spaces	255 (1:222 sq ft)	
EPC rating	D - 92	

### Typical Space Plan

Workstations 509

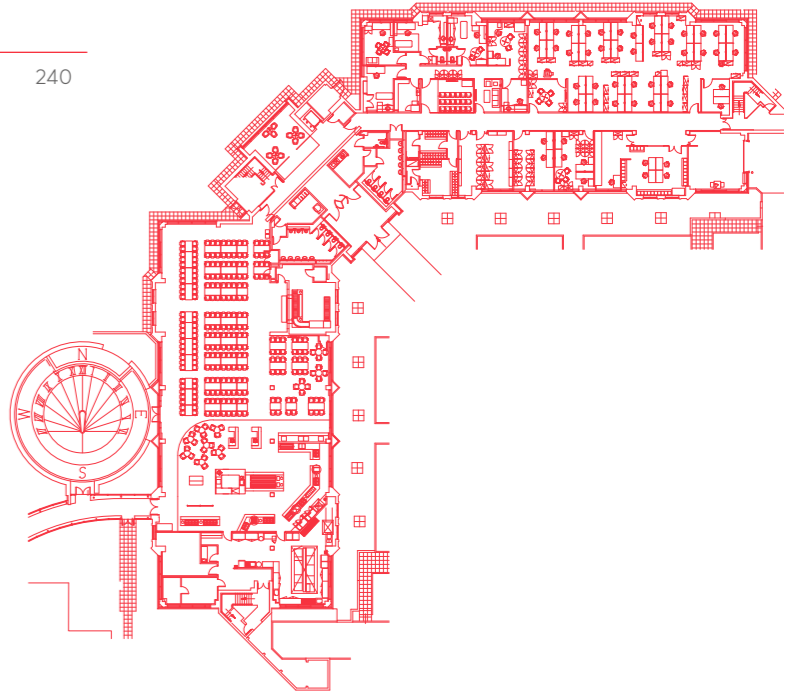


### Hutton

Area (IPMS)	Sq Ft	Sq M
First	16,203.00	1,505.30
Ground	16,130.00	1,498.50
Sub-total	32,333.00	3,003.80
Loading Bay (GF)	425.00	39.40
Reception (GF)	1,496.00	139.00
<b>Total</b>	<b>34,254.00</b>	<b>3,182.20</b>
Parking spaces	140 (1:234 sq ft)	
EPC rating	D - 98	

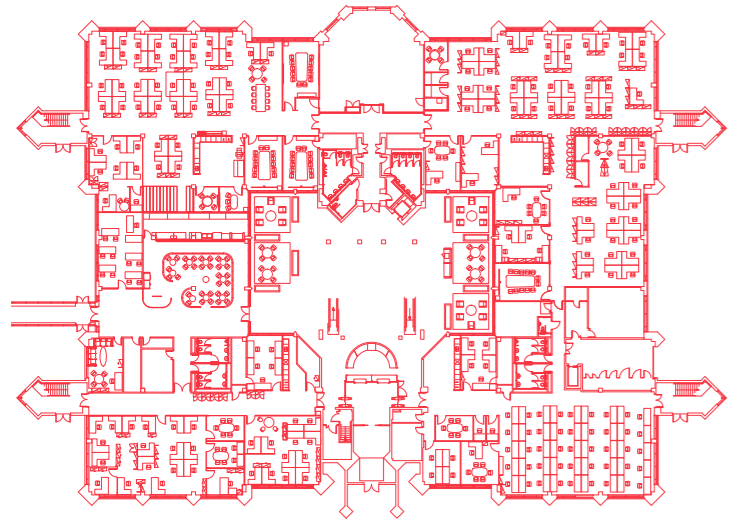
### Typical Space Plan

Workstations 240



## Faraday

Area (IPMS)	Sq Ft	Sq M
Second	28,200.00	2,619.80
First	29,287.00	2,720.90
Ground	28,436.00	2,641.80
Sub-total	85,923.00	7,982.50
Storage (GF)	108.00	10.00
Reception (GF)	6,321.00	587.30
<b>Total</b>	<b>92,352.00</b>	<b>8,579.80</b>
Parking spaces	379 (1:227 sq ft)	
EPC rating	D - 90	



Typical Space Plan

Workstations

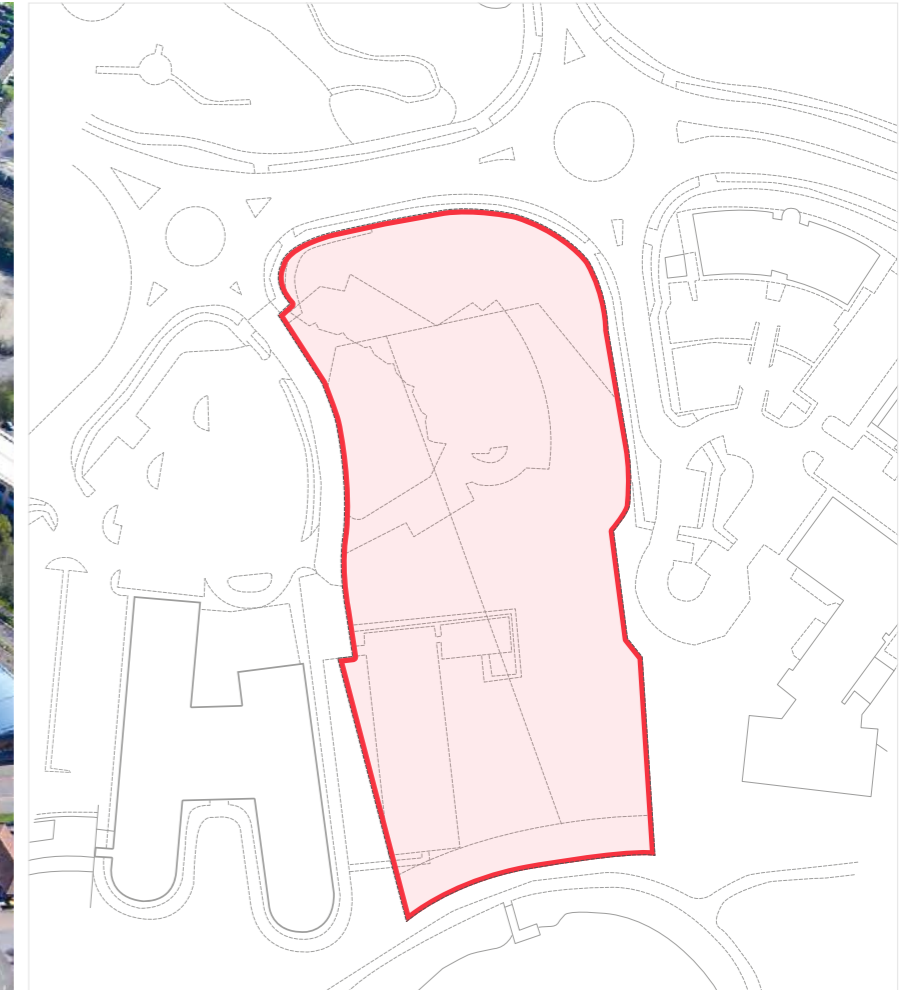
620



## Plot E

The freehold of Plot E is available to purchase subject to terms and contract. The plot extends to circa 3 acres and has an ongoing consent to build 6,500 sq m (70,000 sq ft) of office space in line with the original planning application.

There is power, water, mains drainage and gas to the site. We believe there is a Colt fibre network wayleave across the site. Purchasers are to rely upon their own site surveys and/or utility provider information for the precise location of each utility.



## Location

Strategically located 40 miles west of Central London, the surrounding area is tranquil but within easy reach of Reading town which enjoys excellent communications by road (A329M to M4 Jct 10); a recent £900m rail investment providing fast trains to London Paddington and destined to be a mainline station for Crossrail by 2019; with quick transit by air via Heathrow and Gatwick within 30 minutes and 1 hour respectively.

## Shuttle Bus Service

There is free shuttle service between Thames Valley Park and Reading railway station, running every ten minutes during peak times and thirty minutes off peak. (<http://thamesvalleypark.com/travel-and-tvp>)

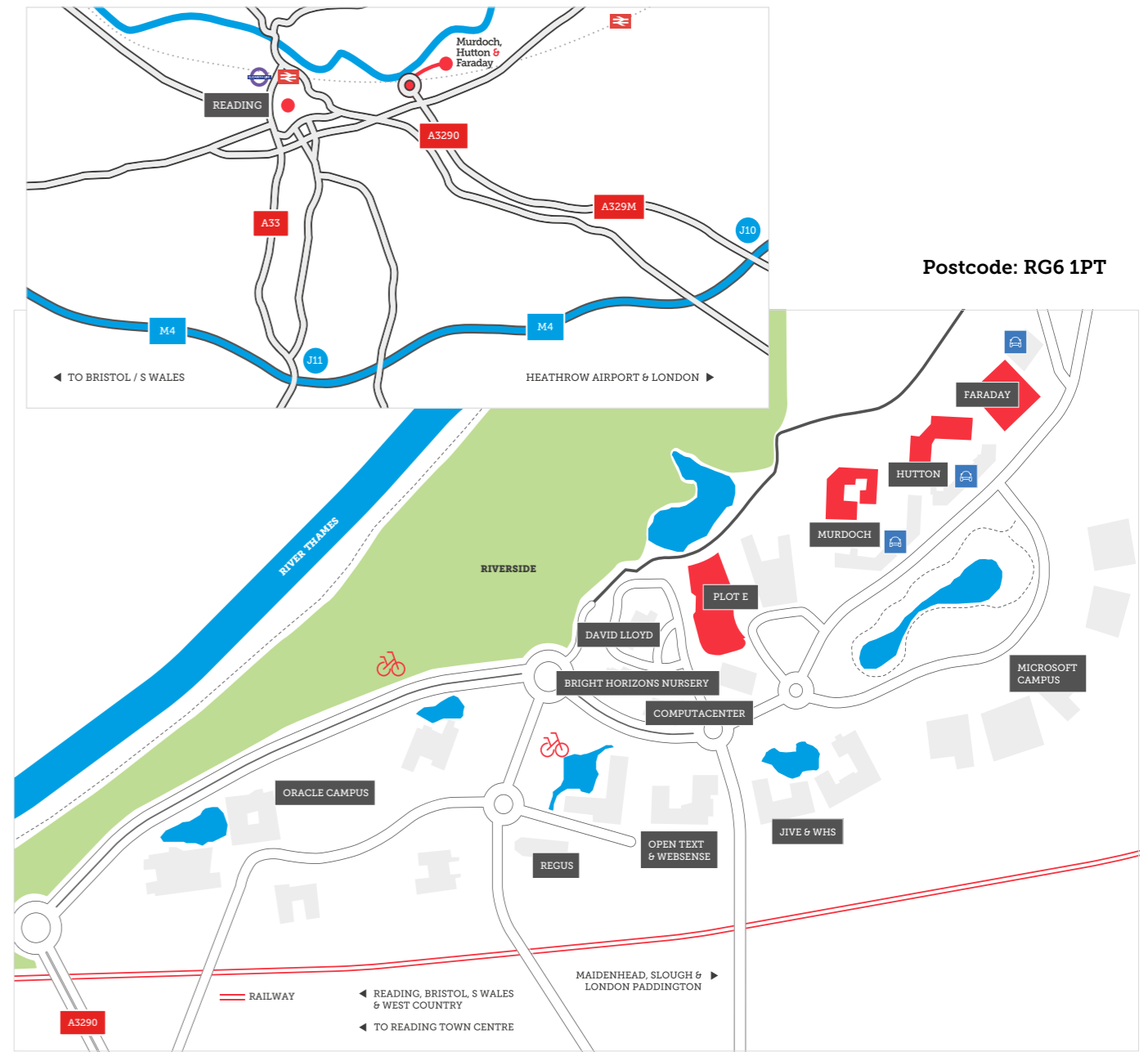
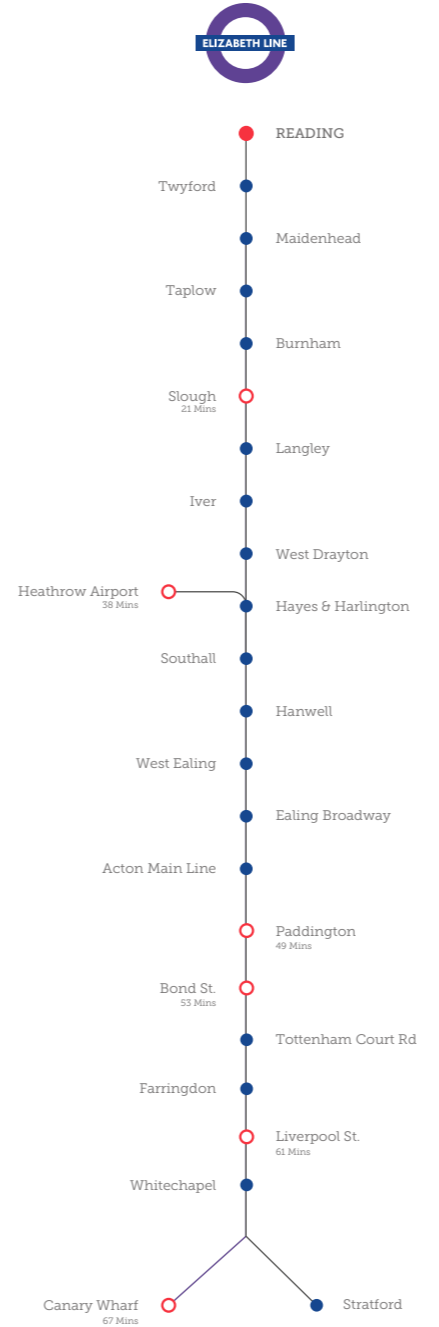
Stewarts Coaches provides courtesy bus travel from Reading and Winnersh Triangle stations to Thames Valley Park.

## East Reading Mass Rapid Transit (MRT)

The East Reading Mass Rapid Transit (MRT) scheme is a segregated fast track public transport, pedestrian and cycle route that will support enhanced accessibility and continued sustainable growth in Reading, Wokingham Borough and the wider area.

The MRT route is proposed to link the A3290 at Thames Valley Park, adjacent to the proposed new Park & Ride facility, to Napier Road, Reading town centre and the railway station.

The scheme is being promoted by Reading Borough Council (RBC), Wokingham Borough Council (WBC) and Thames Valley Berkshire Local Enterprise Partnership (TVB LEP)\* - <http://www.reading.gov.uk/east-reading-mrt>



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