

550 ORACLE PARKWAY, THAMES VALLEY PARK READING, RG6 1RA



HIGH SPECIFICATION OFFICE TO LET



KEY FEATURES

- Grade A Prominent Office Building
- Impressive triple-height reception area
- Located within Thames Valley Park
- Air Conditioning throughout
- Views over Lake & River Thames
- Exceptional car Parking ratio of 1:220 sq ft
- Plug and Play opportunity
- On site café
- David Lloyd Gym and Childcare on park



Self contained office suites from 6,123 ft² (569 m²) to 19,523 ft² (1,813 m²)

Full Height Glazed Atrium

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DESCRIPTION

550 Oracle Parkway is prominently located fronting the Thames Valley Park access road.

Offering three floors of Grade A office accommodation with an imposing central full height reception.

The building currently benefits from a café / break out area on the ground floor with access to an outside terrace overlooking the private lake.

The branded café provides sandwiches/paninis and some hot food and drinks throughout the day.

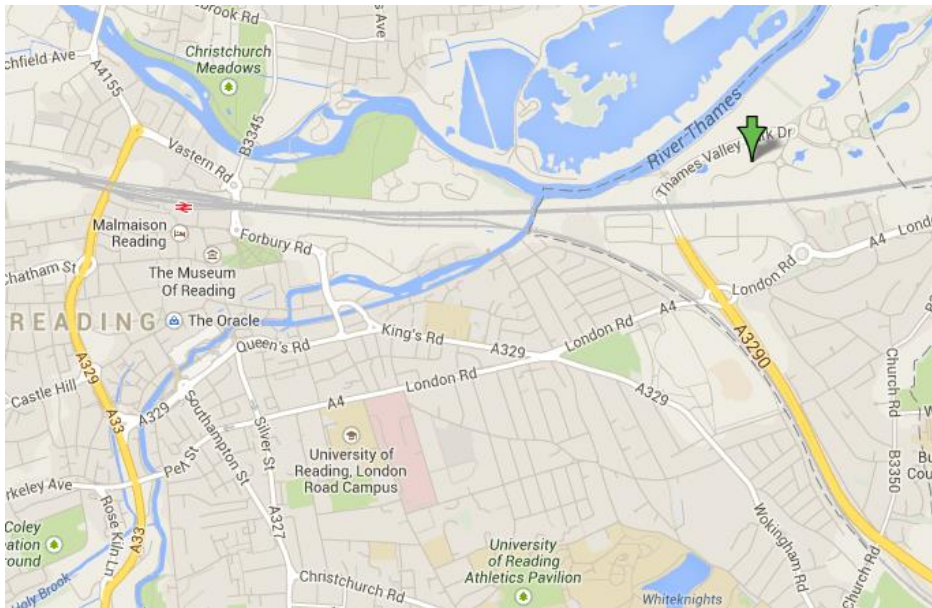
SCHEDULE OF AREAS

Description	West Wing	East Wing	Total
Ground Floor	6,123 ft ² (569 m ²)	Let to Bovis Homes Limited	6,123 ft ² (1,215 m ²)
First Floor	6,700 ft ² (622 m ²)	6,700 ft ² (622 m ²)	13,400 ft ² (1,244 m ²)
Second Floor	Let to CH & Co	Let to Vail Williams	-
Total Approx. NIA	12,823 ft² (1,191 m²)	6,700 ft² (622m²)	19,523ft² (1,813m²)
Reception & Coffee Bar			3,692 ft ² (343 m ²)

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LOCATION PLAN



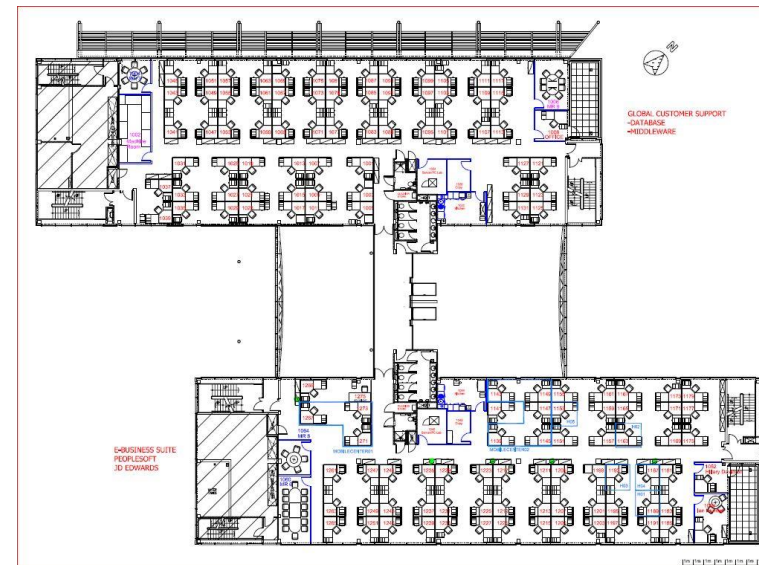
LOCATION

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, Reading, Wokingham & Bracknell Town Centers.

SPECIFICATION

- Air Conditioning
- Raised Access Floors
- Suspended Ceilings
- Male, Female & disabled W.C's, shower per floor
- Two 13-person Passenger Lifts
- Car Parking ratio of 1:220 sq ft
- Plug and Play opportunity



Indicative Floor Plan

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EPC

Energy Performance Rating: E (115)
To be reassessed following works.

TENURE

The space is available by the way of a new lease direct from the Landlord for a term to be agreed.

QUOTING RENT

£26.50 per sq ft per annum exclusive.

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through the sole agents (Vail Williams LLP):

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