

# 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 ft<sup>2</sup> (569 m<sup>2</sup>) to 19,523 ft<sup>2</sup> (1,813 m<sup>2</sup>)

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

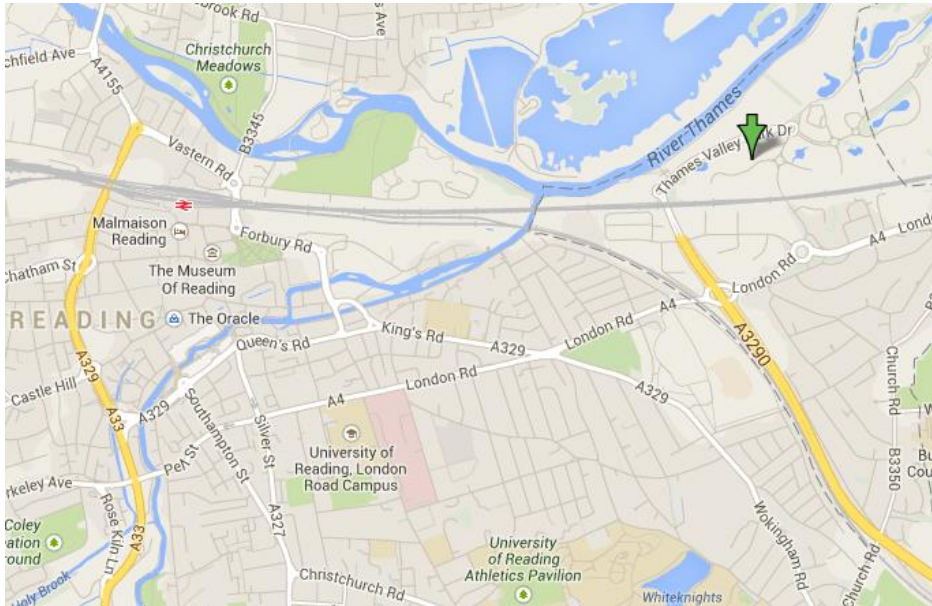
Description	West Wing	East Wing	Total
Ground Floor	6,123 ft <sup>2</sup> (569 m <sup>2</sup> )	Let to Bovis Homes Limited	6,123 ft <sup>2</sup> (1,215 m <sup>2</sup> )
First Floor	6,700 ft <sup>2</sup> (622 m <sup>2</sup> )	6,700 ft <sup>2</sup> (622 m <sup>2</sup> )	13,400 ft <sup>2</sup> (1,244 m 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



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## LOCATION PLAN



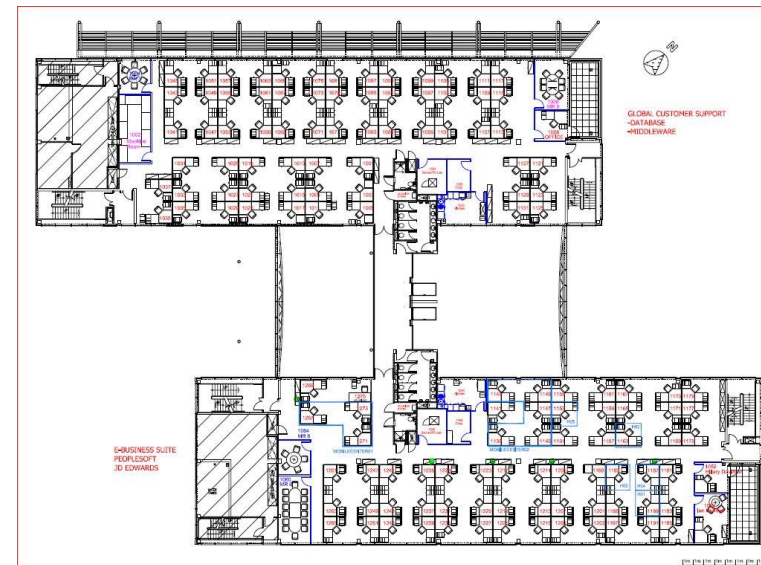
## SPECIFICATION

- 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

## 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.



Indicative Floor Plan

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## EPC

Energy Performance Rating: D 92

## 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):

## CONTACT

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