

PROMINENT HQ OFFICE ACCOMMODATION



A striking office building set on the picturesque Thames Riverside. Unique Plug and Play Data Center opportunity - 5,500 sq.ft.

540 Thames Valley Park

Reading, RG6 1PT

Office

TO LET

5,681 to 36,560 sq ft

(527.78 to 3,396.54 sq m)

- Prominent Grade A office building
- Impressive triple-height reception area with cafe
- Views over the Thames
- Parking Ratio: 1:220 sq.ft.
- Plug and Play Opportunity - Fitted Data Center
- Security on the park 24/7
- Shuttle bus to Reading in 10-15 minutes

540 Thames Valley Park, RG6 1PT

Summary

Available Size	5,681 to 36,560 sq ft
Rent	£26.50 per sq ft
Rates Payable	£9.50 per sq ft Approx.
Service Charge	£9.50 per sq ft Indicative
EPC Rating	Upon Enquiry

Location

540 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 in 10-15 minutes, every (8 mins) at peak times. Thames Valley Park is located at the end of the A329 (M) with direct links to Junction 10 of the M4, Reading, Wokingham & Bracknell Town Centres.

Description

540 Thames Valley Park is prominently located overlooking the picturesque Thames Valley Park. Offering three contiguous floors of Grade A office accommodation with an imposing full height reception. The building currently benefits from a cafe / break out area on the ground floor. The cafe provides sandwiches/paninis and some hot food and drinks throughout the day.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
3rd - Riverside Wing	5,681	527.78	To let	Available
3rd - Rail-side Wing	6,918	642.70	To let	Available
2nd - Riverside Wing	5,681	527.78	To let	Available
2nd - Rail-side Wing	6,918	642.70	To let	Available
1st - Riverside Wing	5,681	527.78	To let	Available
G - Data Centre	5,681	527.78	To let	Available
Total	36,560	3,396.52		

Terms

Flexible FRI lease terms to be agreed.

Viewings

Viewings strictly via the Sole Agent.



Viewing & Further Information

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