

BE AT 01

<>

<
inspirational
and motivational
working
environment
inside and out.
>





HIVE 01 PROVIDES WORLD CLASS CONTEMPORARY OFFICE ACCOMMODATION WITHIN A BEAUTIFUL PARK SETTING.

<
join world class
companies within
a vibrant business
community and
established office
location.
>



< the site >

<
The hive is set within Arlington Business Park, Theale, which is home to a number of well known companies such as Nokia, Wrigley, KPMG and Direct Wines.

The park location combines a breathtaking natural environment with an abundance of facilities and amenities including a new cafe between Hive 02 and 03.



HIVE 01

Final Suite Remaining
12,220 SQ FT

HIVE 02 - FULLY OCCUPIED

IC Resources Cornerstone (CTIL)
Arcum Roland Europe

HIVE 03 - FULLY OCCUPIED

Bottomline Technologies



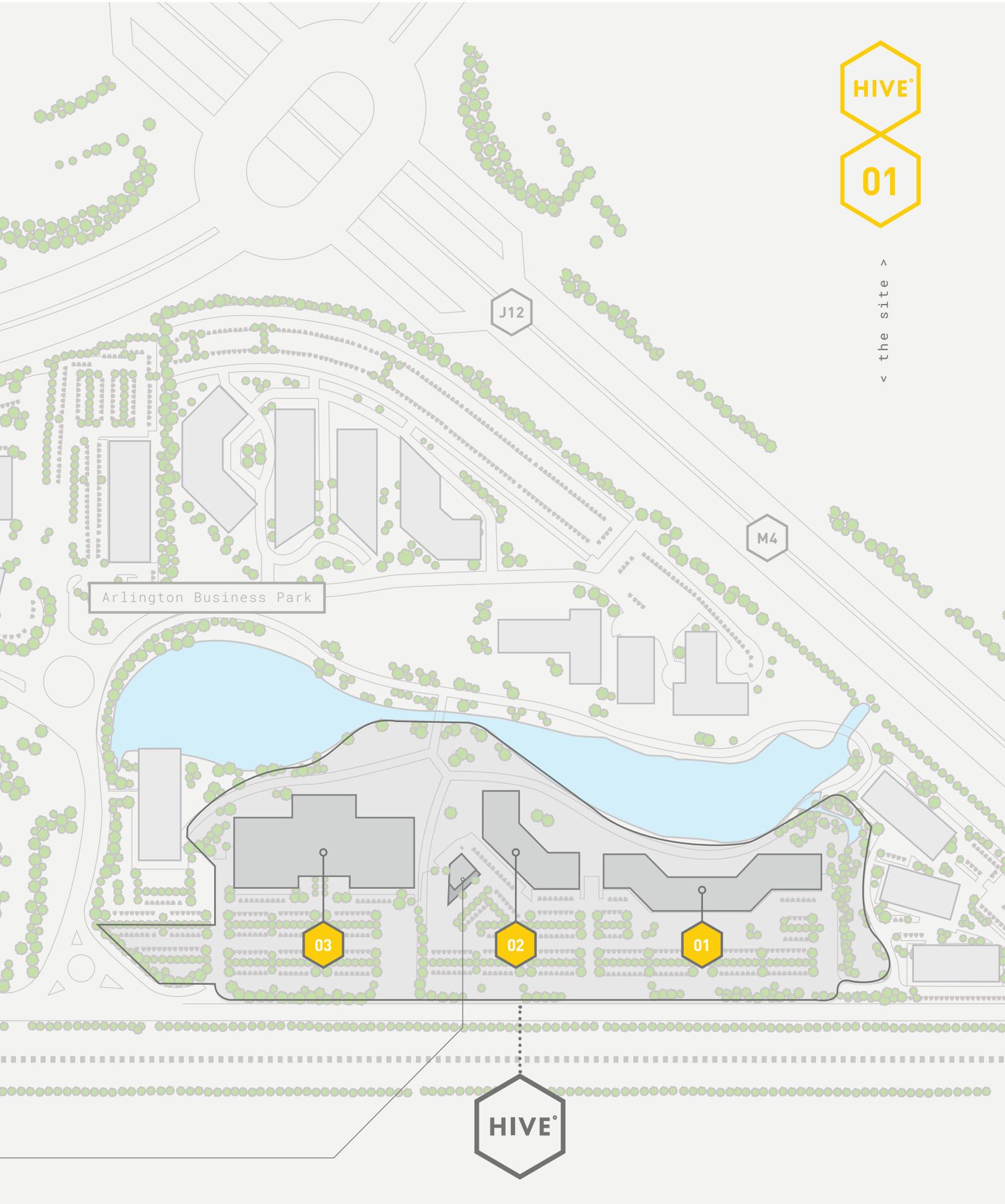
ON-SITE COFFEE SHOP



< the site >

HIVE°
01

< the site >





<
light filled
contemporary
reception with direct
access and views
of the lake and
landscaped grounds
>





< reception >

MAKE AN ENTRANCE

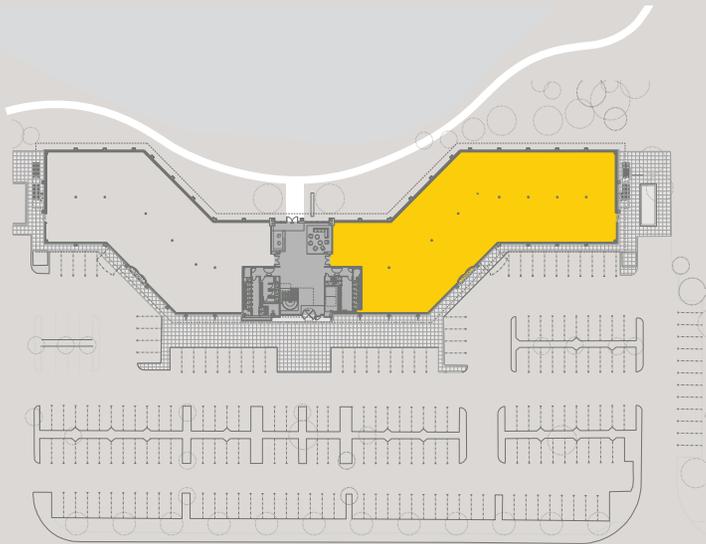


< reception >

HIVE
01

< the space >

12,220
SQ FT



The bright and efficient floor space is framed by stunning views across the lake and landscaping.

FLOOR	SUITE	SQ FT	SQ M
01	-	LET TO NOKIA	
GROUND	WEST	LET TO NOKIA	
GROUND	EAST	12,220	1,135



< specification >



- + New double height lobby/reception
- + New passenger lifts and feature stairs
- + New WC's and dedicated shower block
- + New suspended metal ceiling
- + LED LG 7 lighting
- + EPC B rating
- + Variable refrigerant volume system
- + Building Management System (BMS)
- + Door access system/intercom and CCTV cameras
- + Fully accessed raised floor
- + Car parking ratio 1:209 (58 spaces)
- + New on-site café amenity





> space planning <

1:08 Sq M



Net Usable Area

1,132.4 sq m
12,184 sq/ft

Ratio:

1:08

Workstations:

142



No. Description

- 1 Meet & Greet
- 1 Boardroom (seats 16)
- 1 Meeting Room (seats 4)
- 1 Breakout Area
- 1 Collaborative zone
- 4 Huddles
- 3 Booths
- 4 Chats
- 4 Quiet Pods
- 1 1:1 Room
- 2 Print Hub
- 1 Comms Room
- 4 Locker Areas
- 4 Scribble Walls
- 3 Phone Booths



1:10 Sq M



Net Usable Area

1,132.4 sq m
12,184 sq/ft

Ratio:

1:10

Workstations:

114



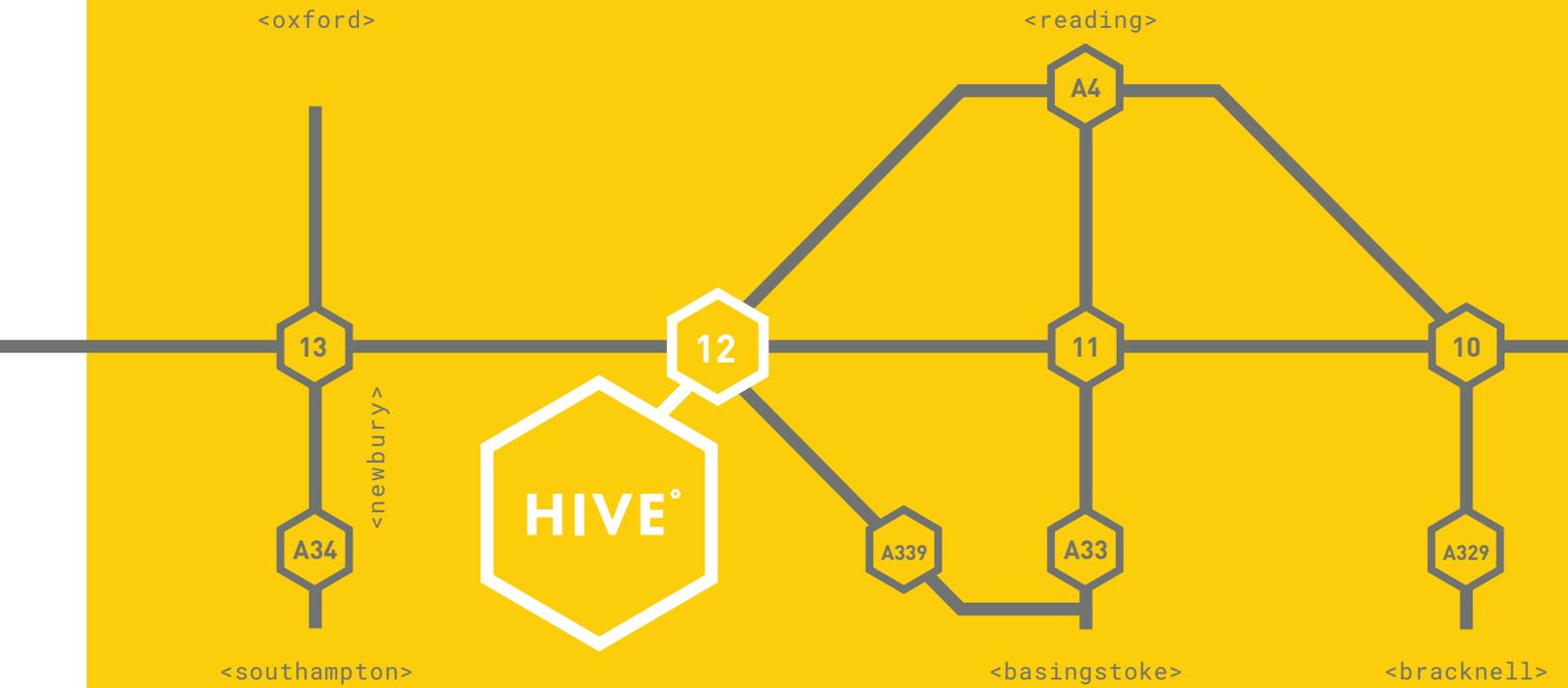
No. Description

- 1 Meet & Greet
- 1 Boardroom (seats 16)
- 1 Meeting Room (seats 6)
- 1 Meeting Room (seats 5)
- 1 Meeting Room (seats 4)
- 1 War Room
- 1 Breakout Area
- 1 Collaborative zone
- 6 Huddles
- 6 Booths
- 9 Chats
- 8 Quiet Pods
- 1 1:1 Room
- 2 Print Hub
- 1 Comms Room
- 4 Locker Areas
- 4 Scribble Walls
- 3 Phone Booths



< location >

STRATEGIC LOCATION



< drivetimes >

01 mins

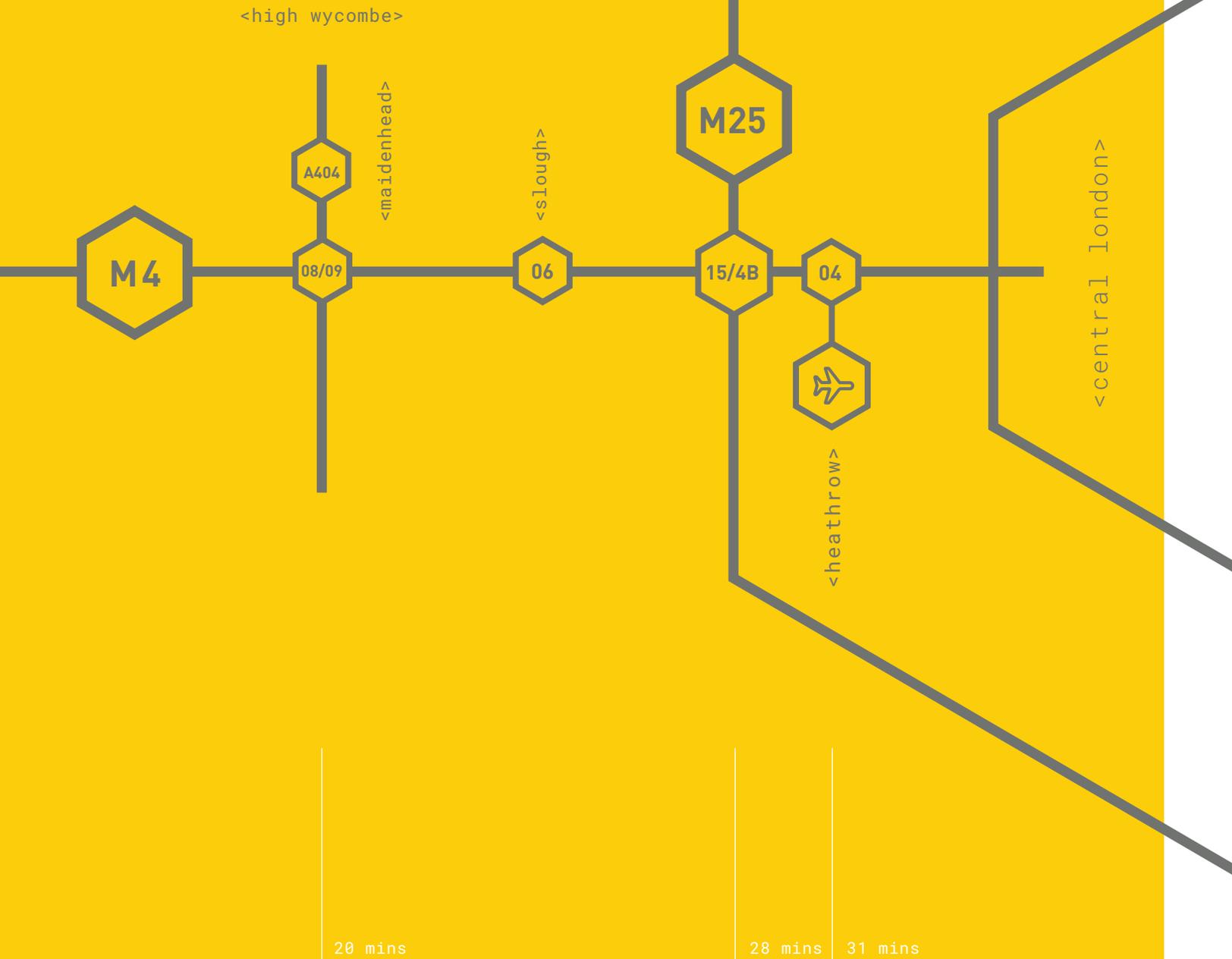
07 mins

< nav: RG7 4SA >

<

Strategically located at junction 12 of the M4 with direct routes to Reading, London and Bristol and a short drive to Heathrow Airport (32 mins). With fantastic parking provision of 1:209 sq ft and superb access to the M4 motorway, car use is very well catered for.

>



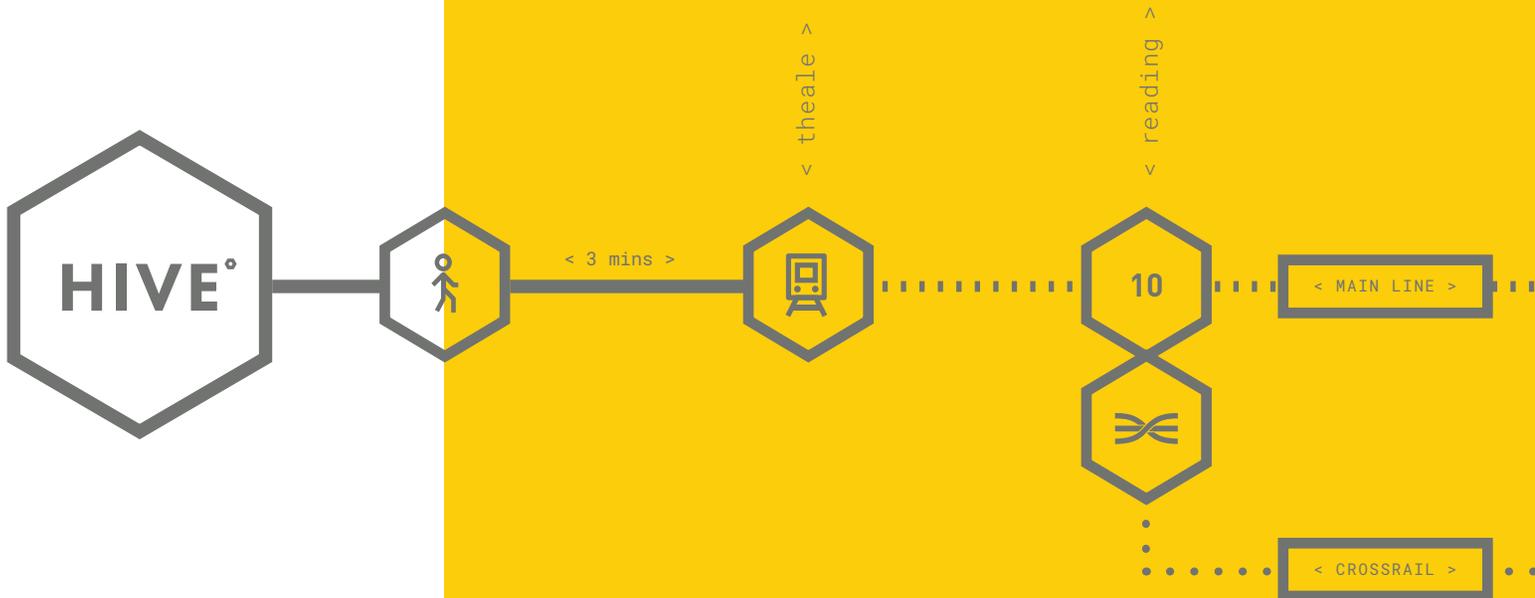
< connections >

| 03 mins

| 10 mins

BE CONNECTED

< connections >



< connections >

- Train (existing) ■■■■■■
- Train (future) ●●●●●●
- London Underground ○○○○○○

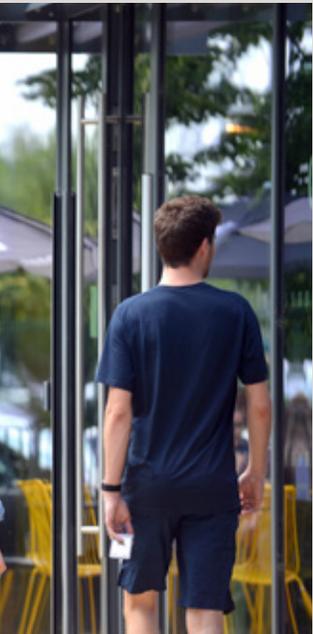
BE TOGETHER...



<

In addition to the excellent local amenities, The Hive has recently launched a stylish coffee shop/ café between Hive 02 and Hive 03. Whether it's a morning meeting, a private place to work or simply a lunch break, Blend offers a wide range of options to suit all tastes and requirements.

>



< about the park >

PARK LIFE

The park location combines a breathtaking natural environment with an abundance of facilities and amenities to suit all workforce requirements.

>



Sainsbury's

STARBUCKS®







HIVE°

SAY HIVE

01

HIVE 01

Final Suite Remaining 12,220 SQ FT

02

HIVE 02 - FULLY OCCUPIED

03

HIVE 03 - FULLY OCCUPIED



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thehivereading.co.uk

