

THREE WATERSIDE DRIVE

THEALE | READING | M4 JUNCTION 12

3,850 SQ FT OF FULLY FITTED GRADE A OFFICES TO LET
EXCELLENT PARKING RATIO

www.watersidedrive.co.uk

THEALE'S PREMIER BUSINESS PARK

1 MINUTE FROM M4 JUNCTION 12



WATERSIDE
DRIVE
ONE
reception

Laithwaite's
FARMHOUSE WINE

Direct
Wines

HEXAGON

Cohort plc
The independent technology group

WATERSIDE
DRIVE
THREE
office
Macheth

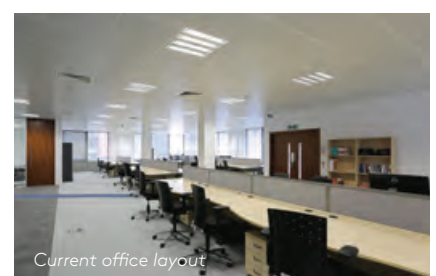




The Park

Waterside Drive offers your staff the perfect blend of environment, location, and access to amenities.

Waterside Drive is set within landscaped grounds with a stunning lake backdrop and is at the forefront of Arlington Business Park. Waterside Drive is highly prominent to the A4 and situated at Junction 12 of the M4, providing exceptional road transport links across the country. A great location for your business.



GROUND FLOOR OFFICES

Waterside Drive is a collection of three refurbished office buildings providing contemporary Grade A accommodation at the front of Arlington Business Park. The ground floor suite of THREE is the last remaining space at Waterside Drive. This suite comes fully fitted with contemporary open plan layout, three meeting rooms, dedicated reception, tea point, modern-style furniture and data cabling installed, ready to connect to.



LANDSCAPED ENVIRONMENT

Waterside Drive stands at the front of a 200 acre business park and benefits from inspiring landscaped grounds all centred around a striking lake. Whether it's for a lunchtime stroll, a park run or just eating your lunch on the lawn, it's all available here.



EXCELLENT COMMUNICATIONS

From Waterside Drive it is only a few minutes walk to Theale station which has direct trains to London Paddington in 43 minutes. With bus services on its doorstep and a prime position just off junction 12 of the M4, Waterside Drive occupies an enviable position for excellent communications across the UK and the south-east.



UNPARALLELED WORKFORCE

Reading has one of the most productive workforces in the country. Combined with exceptional living standards, it's not surprising that 13 of the world's top 30 companies have headquarters in the town. Even more reason to make Waterside Drive the home for your business.



Current office layout



Newly decorated



Contemporary WC facilities



Meeting rooms installed



Patch panels ready for server rack



Flexible floor options



Flexible VRF air conditioning



Floor boxes installed



Fully fitted with furniture



PIR lighting



Electrak & suspended tile ceiling



Data cabling installed



Open plan configuration



EPC rating: B



10 min walk to
Theale station



19 spaces
Ratio 1:203 sq ft



5 min walk to
Theale High Street



40 cycle
racks



One min drive to
J12 of M4



Current office layout

N



Accommodation

Open ground floor plan

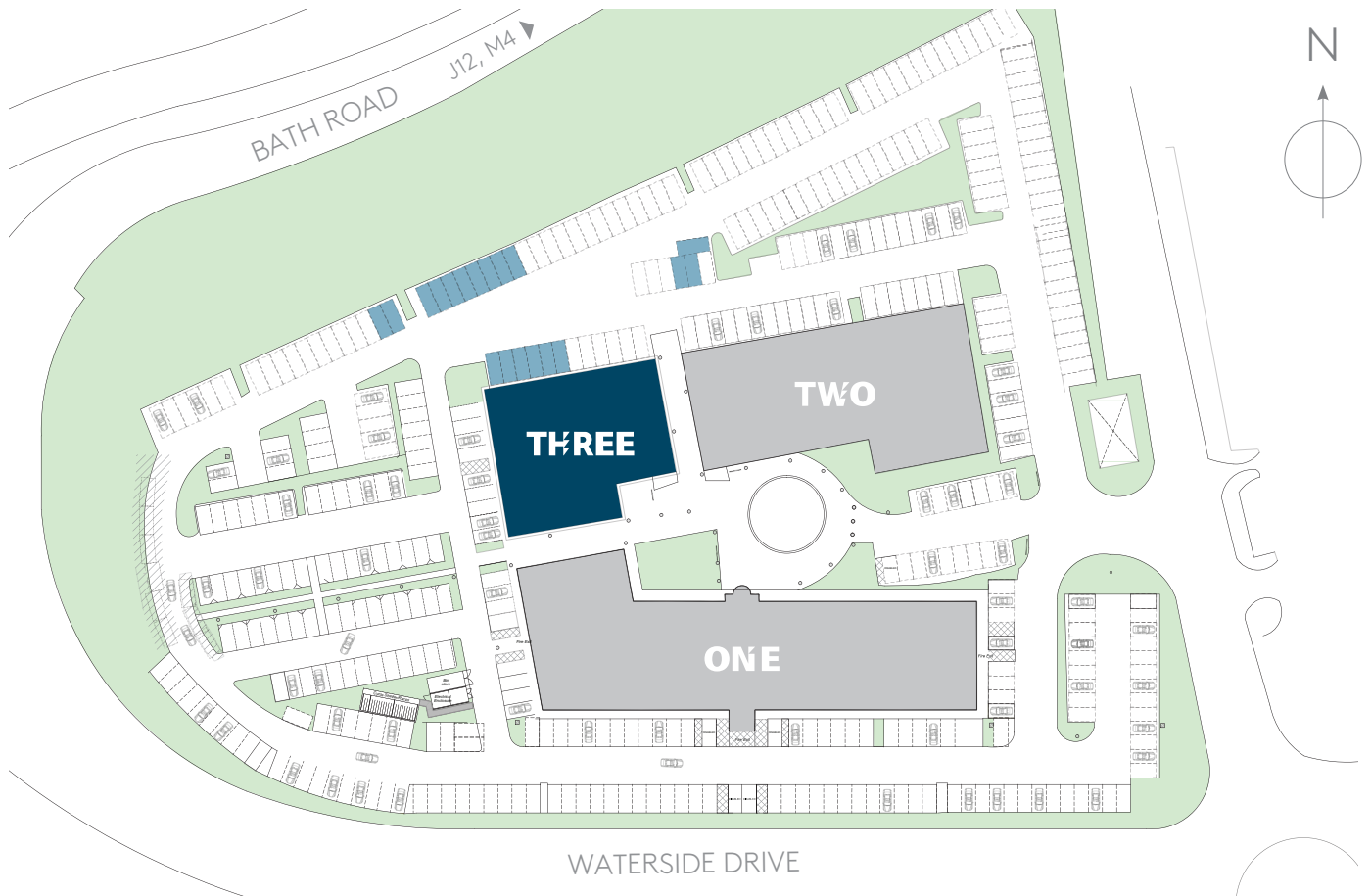
Floor	sq ft	sq m	car spaces
Ground	3,850	357.7	19



Current ground floor layout



Plans for illustrative purposes only,
not to scale.



Location & Connectivity

Waterside Drive is prominently located adjacent to the A4. Junction 12 of the M4 is approximately 6 miles from Reading town centre. The M4 provides excellent road access to London (42 miles) and the M25 motorway, as well as being a short drive from Heathrow Airport (31 miles).

There is a regular bus service to the park serving the local area, with buses to Reading and Newbury. The bus stop is located directly outside Waterside Drive.

Theale station is only a few minutes walk away, with regular services to Reading and Newbury as well as a direct service to London Paddington, the fastest train taking 43 minutes. From 2020 the short journey to Reading will connect Waterside Drive to the Elizabeth Line (Crossrail), providing access to Bond Street and Canary Wharf in 53 minutes and 67 minutes respectively. WRLtH (Western Railway Link to Heathrow) will provide direct train access to Heathrow from Reading.



Bristol 73 miles
Central London 42 miles
London Heathrow 31 miles
M25 28 miles



Waterloo 1hr 15mins
Paddington 43 mins
Newbury 14 mins
Reading 10 mins



Approximate
distances &
journey times

Amenities



Eating and Drinking

Theale High Street offers shops, cafés, pubs and other amenities in addition to those at Calcot Retail Park, Bath Road.



Sports

Burghfield Sailing Club
Calcot Park Golf Club
Theale Golf Club
Theale Green Leisure Centre



Retail

Calcot Retail Park offers a Sainsbury's supermarket, Sports Direct, Next, Boots and IKEA. Reading town centre provides a wealth of amenities and shopping facilities including The Oracle Shopping Centre.



Hotels

The Elephant Hotel, Pangbourne
Best Western, Calcot
Holiday Inn, A4
Pincent Manor, Calcot

Sainsbury's, Calcot Retail Park



The Bull, Theale High Street



WATERSIDE DRIVE | THEALE | READING | RG7 4SA

www.watersidedrive.co.uk

Theale, in good company...

CLARIFY

clearswift

 Bottomline

John Lewis

Regus

Direct
Wines

CTIL

 KIER

 dimensions

 NTT Group

WESTCOAST

Cohort plc

TEMENOS

NOKIA

ANGLIA

amazon

-chargepoint-

 Panaya

NUTANIX

WillisTowersWatson 

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