

READING

550 Thames Valley Park,
RG6 1PT



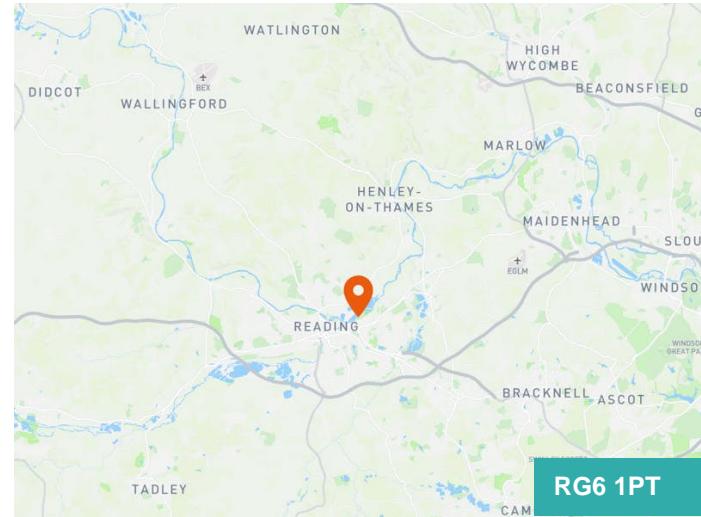
PROMINENT HQ OFFICE ACCOMMODATION

OFFICE TO LET

1,000 TO 9,936 SQ FT

- 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
- Security on the park 24/7
- David Lloyd Gym and Childcare on Park
- Shuttle bus to Reading in 10-15 minutes

A striking office building set on the picturesque Thames Riverside. vailwilliams.com
Excellent access to Reading Town Center and the M4.



Summary

Available Size	1,000 to 9,936 sq ft
Rent	£26.50 per sq ft
Rates Payable	£11.82 per sq ft Approx.
Service Charge	£10.04 per sq ft Approx.
EPC Rating	D

Description

550 Oracle Parkway is prominently located fronting the Thames Valley Park access road. Offering three floors of Grade A office accommodation with imposing full height reception. The building currently benefits from a cafe / break out area on the ground floor with access to an outside terrace overlooking the private lake. The branded cafe provides sandwiches/paninis and some hot food and drinks throughout the day.

Location

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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 6,123 - 26,477 Sq Ft

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
1st - Rail-side Wing	3,000	278.71	To Let	Let
2nd - Riverside Wing	6,436	597.92	To Let	Available
Total	9,436	876.63		

Viewings

Viewings strictly via the Sole Agent.

Terms

Flexible FRI lease terms to be agreed.



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