

READING

540 Thames Valley Park,
RG6 1PT



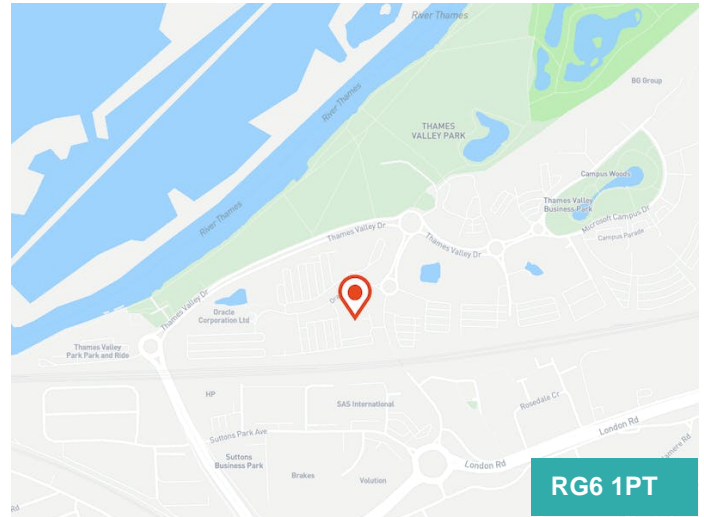
PROMINENT HQ OFFICE ACCOMMODATION

OFFICE TO LET

20,000 TO 54,099 SQ FT

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

A striking office building set on the picturesque Thames Riverside. vailwilliams.com
Unique Plug and Play Data Center opportunity - 12,500 sq.ft.



Summary

Available Size	20,000 to 54,099 sq ft
Rent	£26.50 per sq ft
Rates Payable	£9.50 per sq ft Approx.
Service Charge	Indicative
EPC Rating	D

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.

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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
3rd - Riverside Wing	5,807	539.49	To let	Available
3rd - Rail-side Wing	7,079	657.66	To let	Available
2nd - Riverside Wing	5,807	539.49	To let	Available
2nd - Rail-side Wing	7,079	657.66	To let	Available
1st - Riverside Wing	5,807	539.49	To let	Available
1st - Rail-side Wing	7,079	657.66	To let	Available
Ground - Riverside Technical Space	5,492	510.22	To let	Available
Ground - Rail-side Technical space	7,062	656.08	To let	Available
Ground - Reception	2,885	268.03	To let	Available
Total	54,097	5,025.78		

Viewings

Viewings strictly via the Sole Agent.

Terms

Flexible FRI lease terms to be agreed.



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