

# READING

530 Thames Valley Park,  
Earley, RG6 1PT

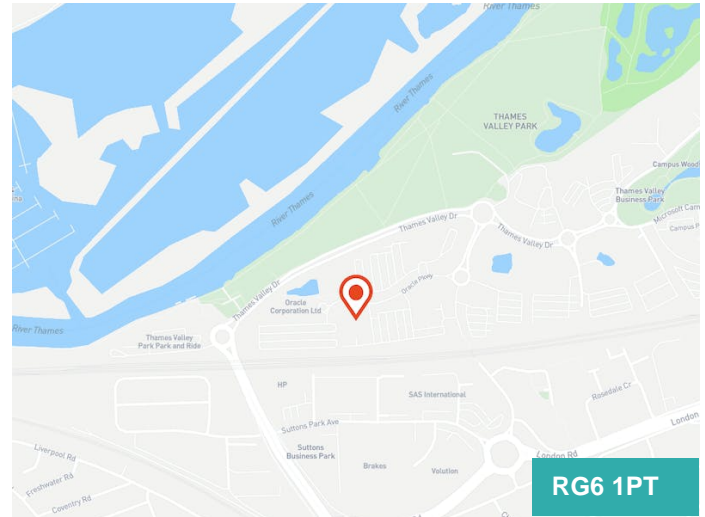


## OFFICE TO LET

**5,000 TO 45,909 SQ FT**

- Prominent Grade A office building
- Impressive triple height reception with Cafe
- Parking ratio 1:220 sq ft
- Plug and Play opportunity
- Shuttle bus to Reading Town Centre every 10 mins
- 24/7 Security
- Views over the Thames

**A 45,000 sq ft fitted self contained office building**



RG6 1PT

## Summary

<b>Available Size</b>	5,000 to 45,909 sq ft
<b>Rent</b>	£26 per sq ft
<b>Rates Payable</b>	£9.50 per sq ft
<b>Estate Charge</b>	£1.80 per sq ft TVP Estate Charge
<b>EPC Rating</b>	Upon Enquiry

## Description

530 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

530 Thames Valley Park 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.

## Viewings

Viewings strictly via the sole agent

## Terms

Flexible FRI lease to be agreed



**James Newton**  
07393 235709  
jnewton@vailwilliams.com



**Charlie Nicholson**  
07769 675680  
cnicholson@vailwilliams.com



**Andrew Baillie**  
07502 233 770  
abaillie@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 16/08/2023







