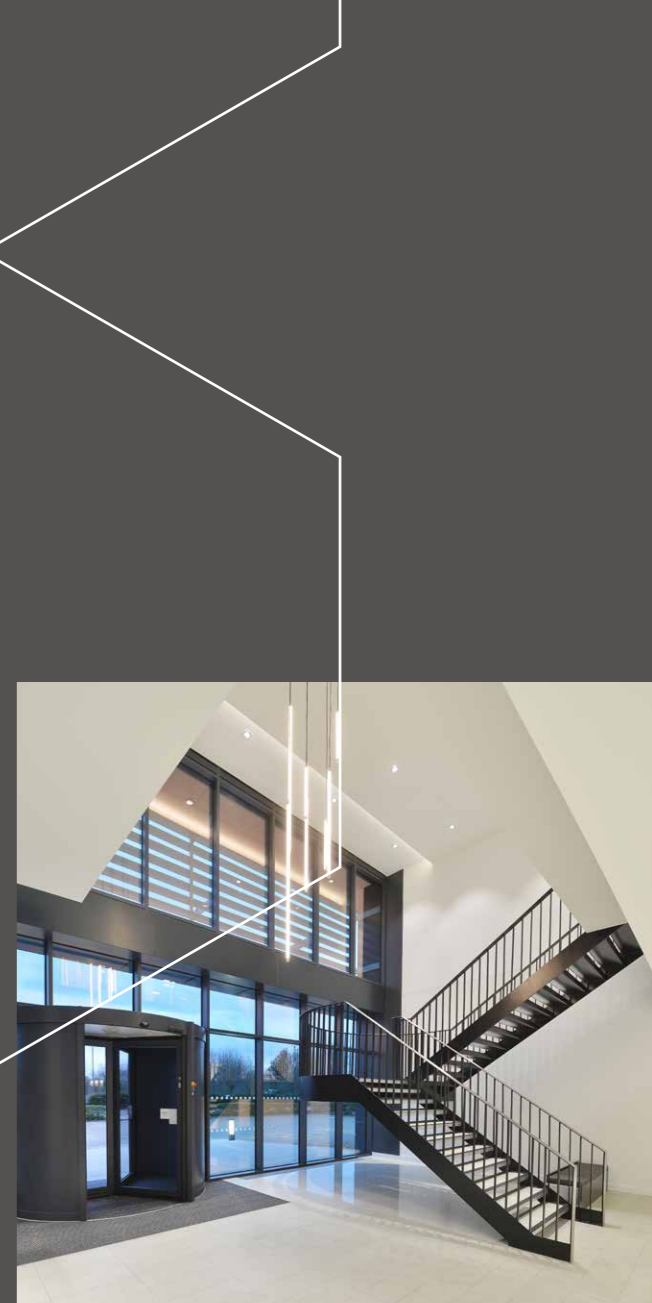




HIVE[®]

01

02

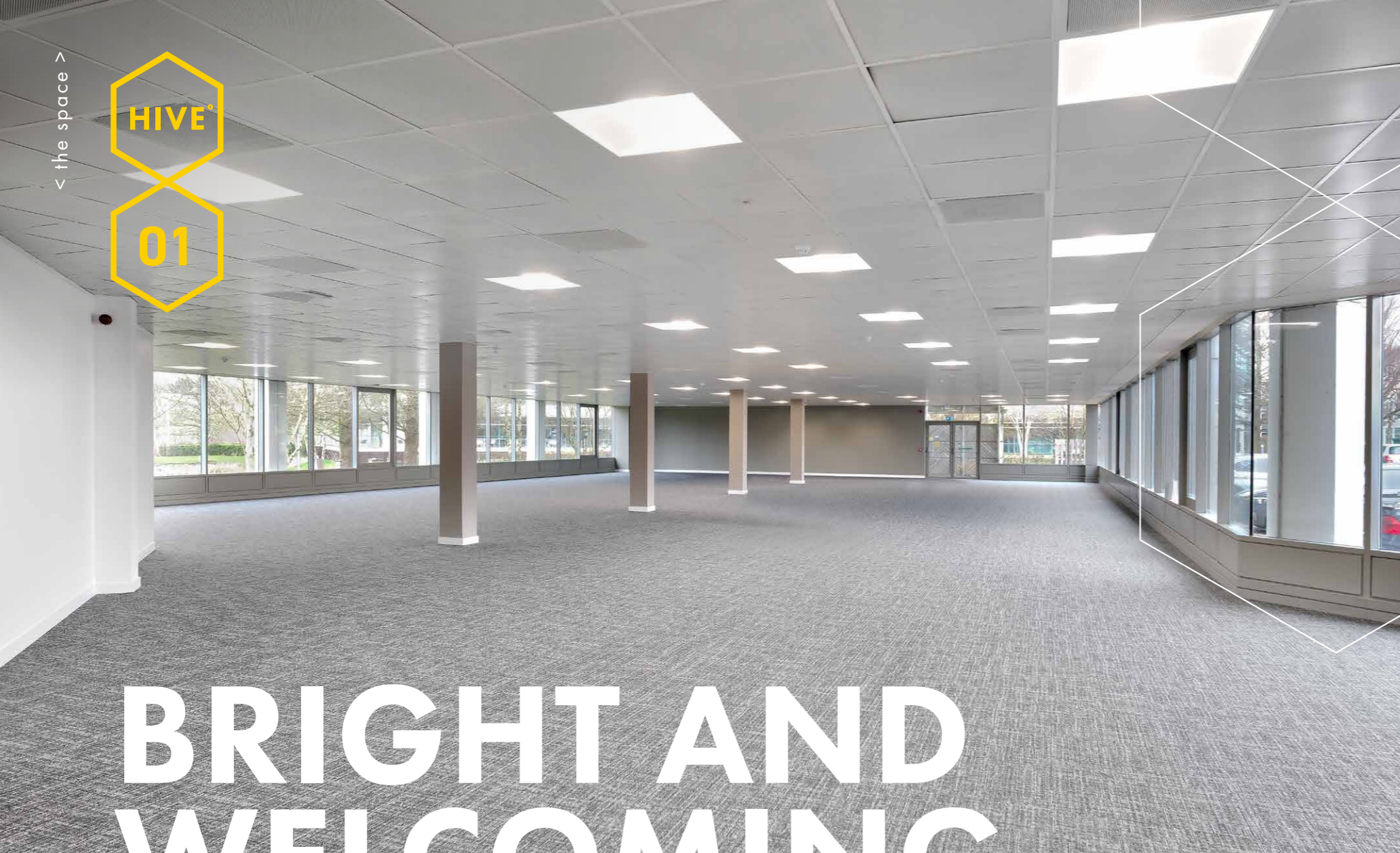


MAKING AN ENTRANCE

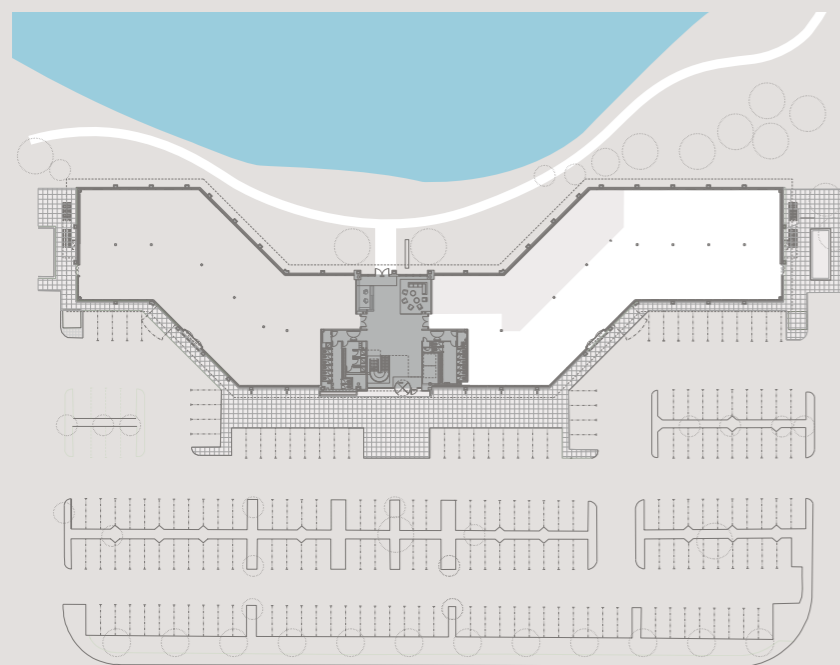
< Hive 01 benefits from a light filled contemporary reception with direct access and views of the lake and landscaped grounds. Inspirational and motivational working environment inside and out. >

SUITES FROM 3,000 TO 9,000 SQ FT





BRIGHT AND WELCOMING



Floor	Suite	sq ft	sq m
01	-	Let to Nokia	
Ground	West	Let to Nokia	
Ground	Part East	Let to Westcoast	
Ground	Part East	9,000	836

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



Impressive double height lobby/reception



Door access system/intercom and CCTV cameras



WCs & dedicated shower block



Passenger lifts & feature stairs



LED LG 7 lighting



EPC Rating B



Variable refrigerant volume system



Building Management System (BMS)



New suspended metal ceiling



Fully accessed raised floor



Car parking ratio of 1:209 sq ft

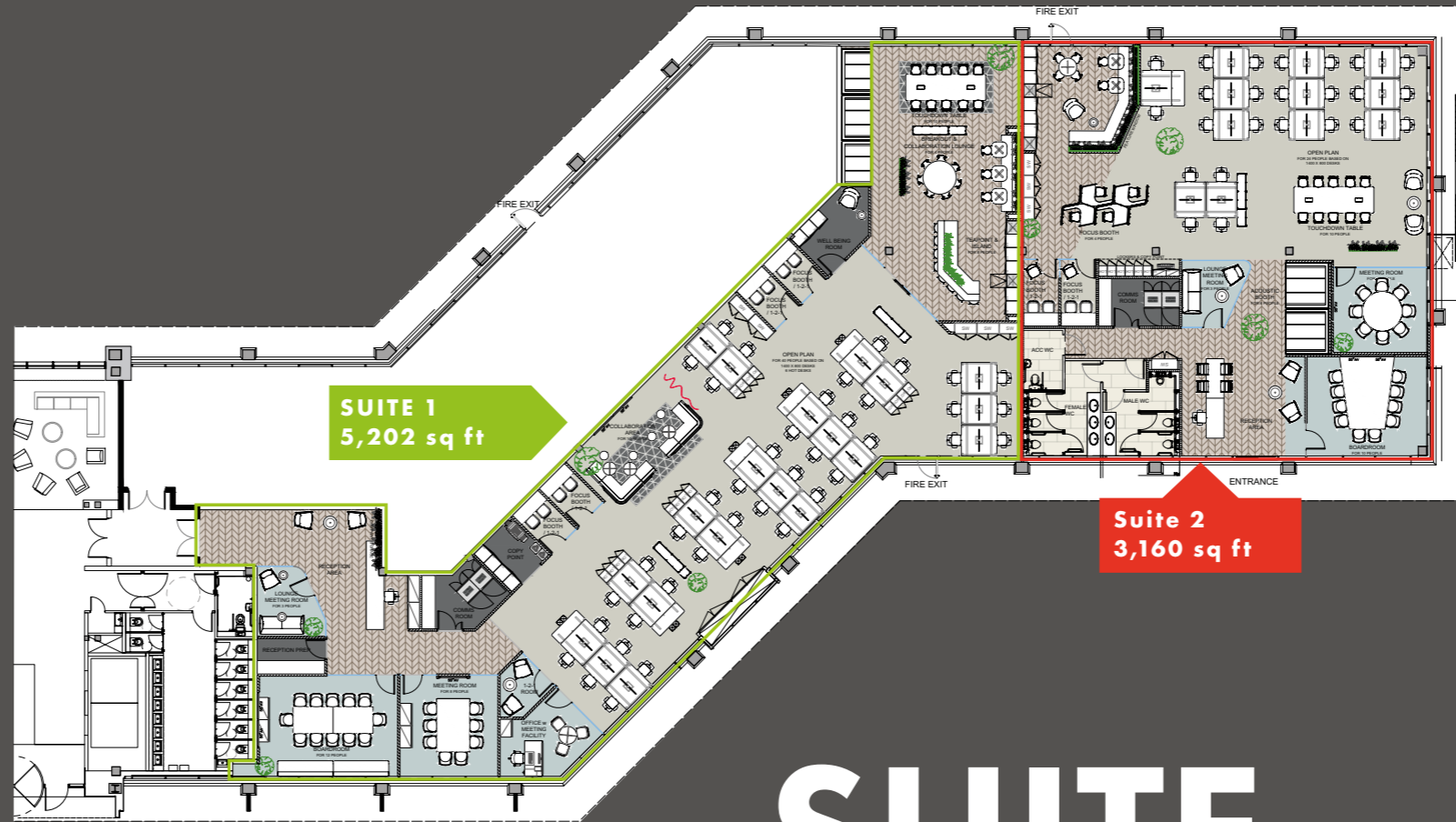


On-site café amenity



SUITE ONE

- Reception area
- Lounge meeting room
- Reception prep room
- Boardroom (12 person)
- Meeting room (8 person)
- One to one meeting room
- Comms room
- 4 one to one focus booths (enclosed)
- Collaboration area (10 person)
- Copy area (office hub)
- Office with meeting facility
- 40 open plan desks
- 6 open plan hot desks
- Wellbeing room
- Teapoint and island unit
- Break out and collaboration lounge
- Touch down table (10 person)
- 3 acoustic booths
- Various locker and storage options



SUITE TWO

- Reception area
- Lounge meeting room
- Boardroom (10 person)
- 2 acoustic booths
- Meeting room (8 person)
- Comms room
- 2 one to one focus booths (enclosed)
- 4 focus booths (open)
- Touchdown table (10 person)
- 20 open plan desks
- Teapoint and break out area
- 2 open one to one meeting spaces
- Various locker and storage options
- Male, female and accessible toilets

- Images are indicative only
- 1 Suite 1 kitchen breakout
 - 2 Suite 2 floorplate
 - 3 Suite 1 collaboration zone

SUITE OPTIONS





STUNNING VIEWS



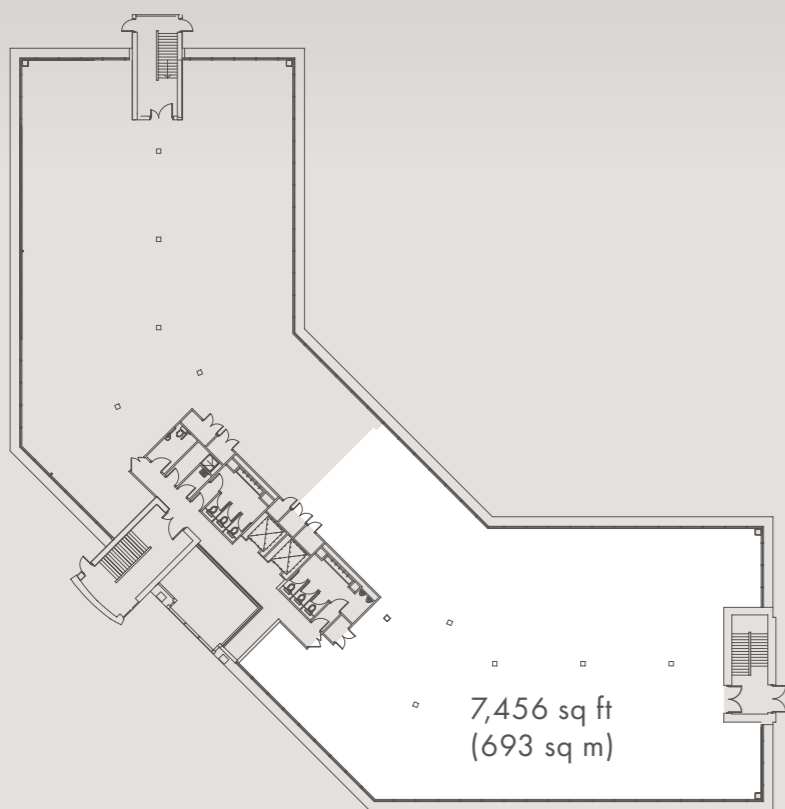
< Hive 02 provides contemporary office accommodation with a fully glazed, double height reception, creating a bright and welcoming arrival experience. >





OPEN FLOOR SPACE

< Typical building floorplate >



Floor	sq ft	sq m
02	Let to Cornerstone	
Part 01	Let to Arcum	
Part 01	7,456	693
Part Ground	Let to Roland Europe	
Part Ground	Let to IC Resources	

<
Light and open floor space with panoramic lakeside views creates a perfect working environment.
>



Impressive double height lobby/reception



Door access system/intercom and CCTV cameras



WCs & showers



Passenger lifts



LED lighting



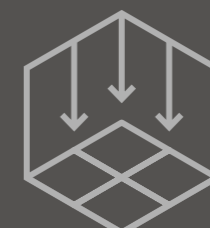
EPC Rating A



Air condition system



Building Management System (BMS)



Suspended ceiling



Fully accessed raised floor



Car parking ratio of 1:209 sq ft



On-site café amenity



< The first floor suite is to be provided fully fitted ready for occupation. The suite will allow for expansion of workstations as required and offers extensive space for collaboration and informal meetings. >



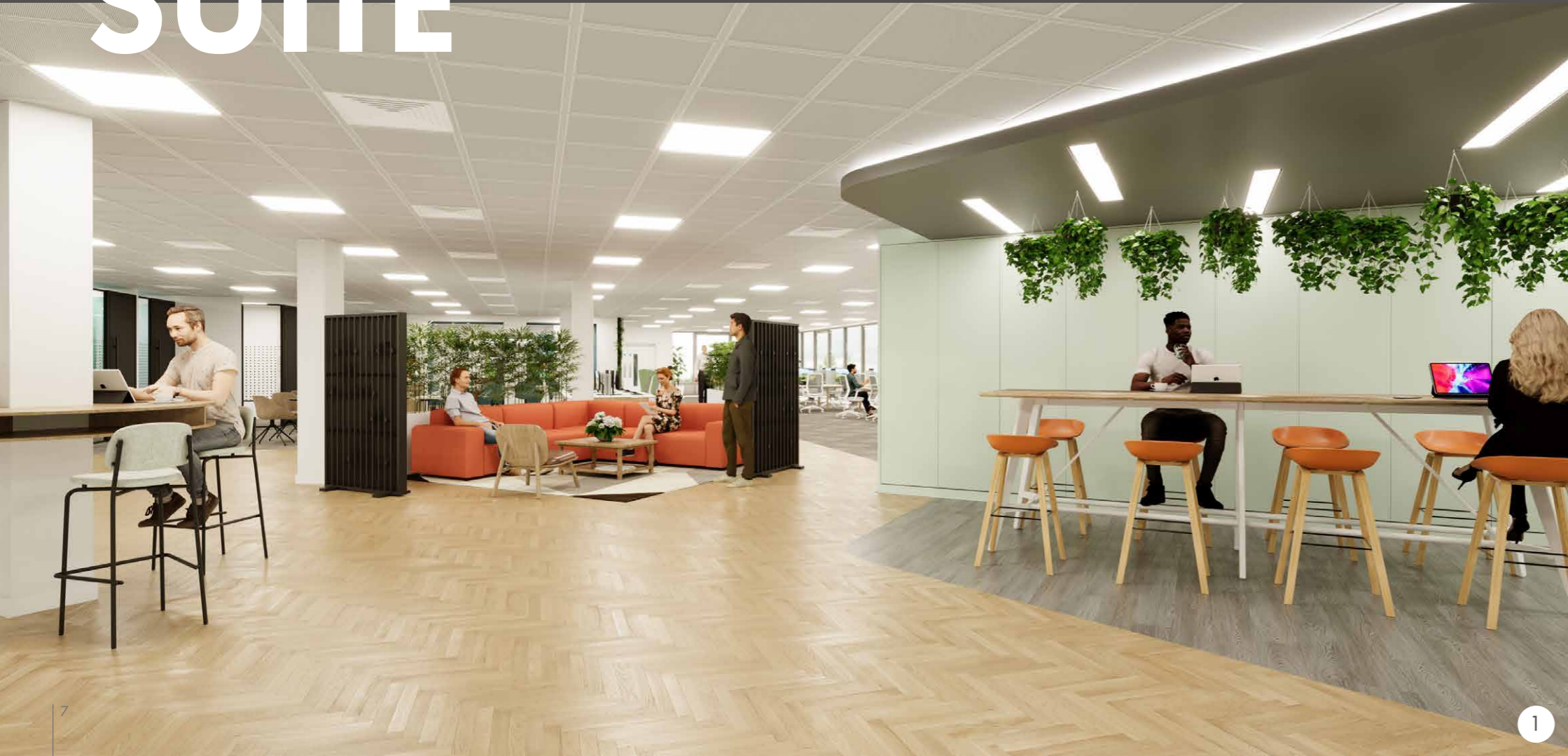
FIRST FLOOR SUITE

- Welcome zone (8 person collaboration table)
- 2 meeting rooms (4 person)
- Open collaboration zone (6 people)
- Open collaboration zone (5 person)
- 2 acoustic booths
- Storeroom
- Quiet working area / room
- Comms room
- Kitchen / breakout area (25 person)
- 2 meeting rooms (8 person)
- Meeting room (6 person)
- Soft meeting room (5 person)
- 50 open plan desks
- Various lockers and storage

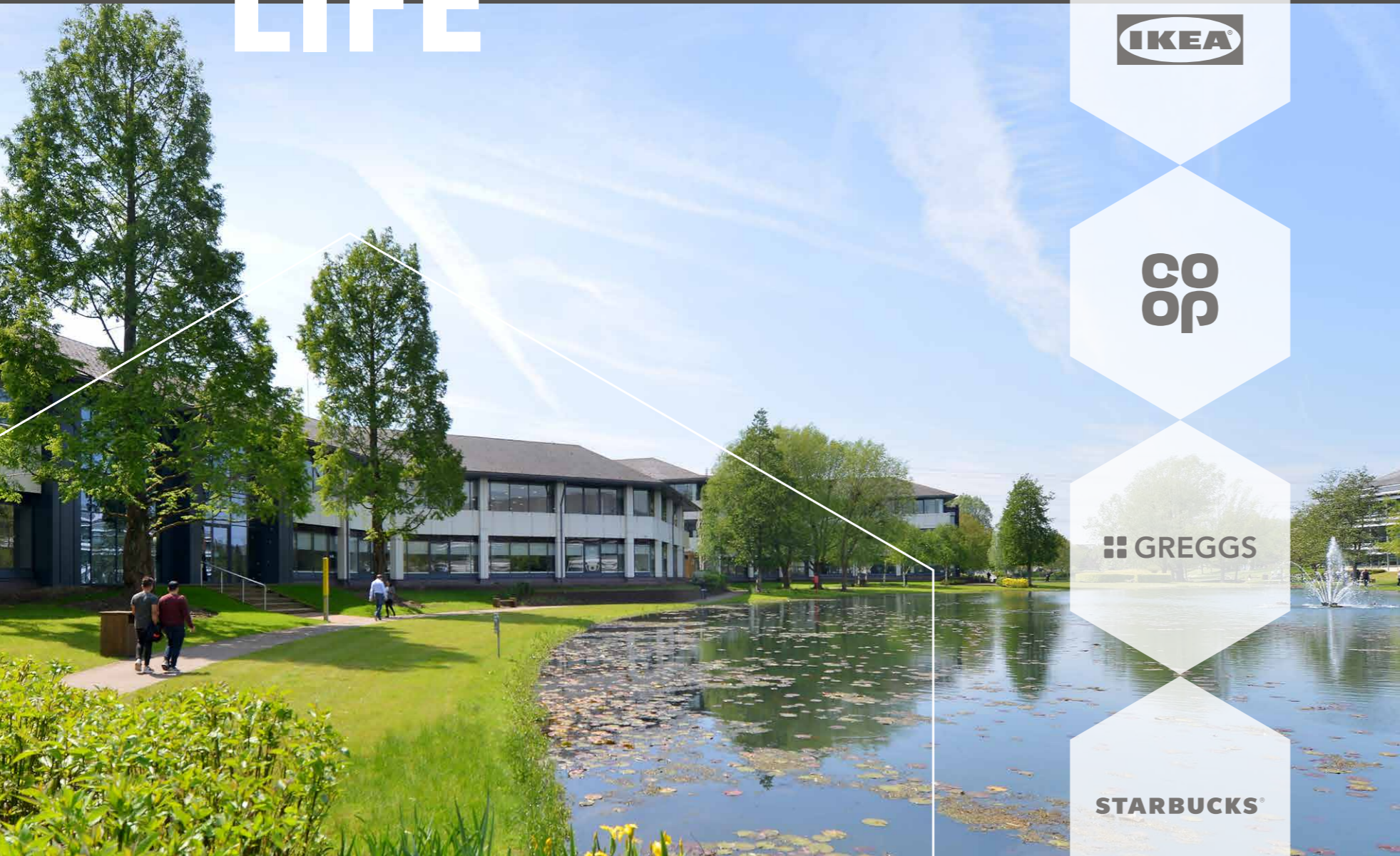
Images are indicative only

- 1 CGI TBC
- 2 CGI TBC
- 3 CGI TBC

FIRST FLOOR SUITE



PARK LIFE



Boots

IKEA

co op

GREGGS

STARBUCKS

B.
Blend
Coffee Shop @ The Hive



< On-site beekeeping >



< Theale High Street >

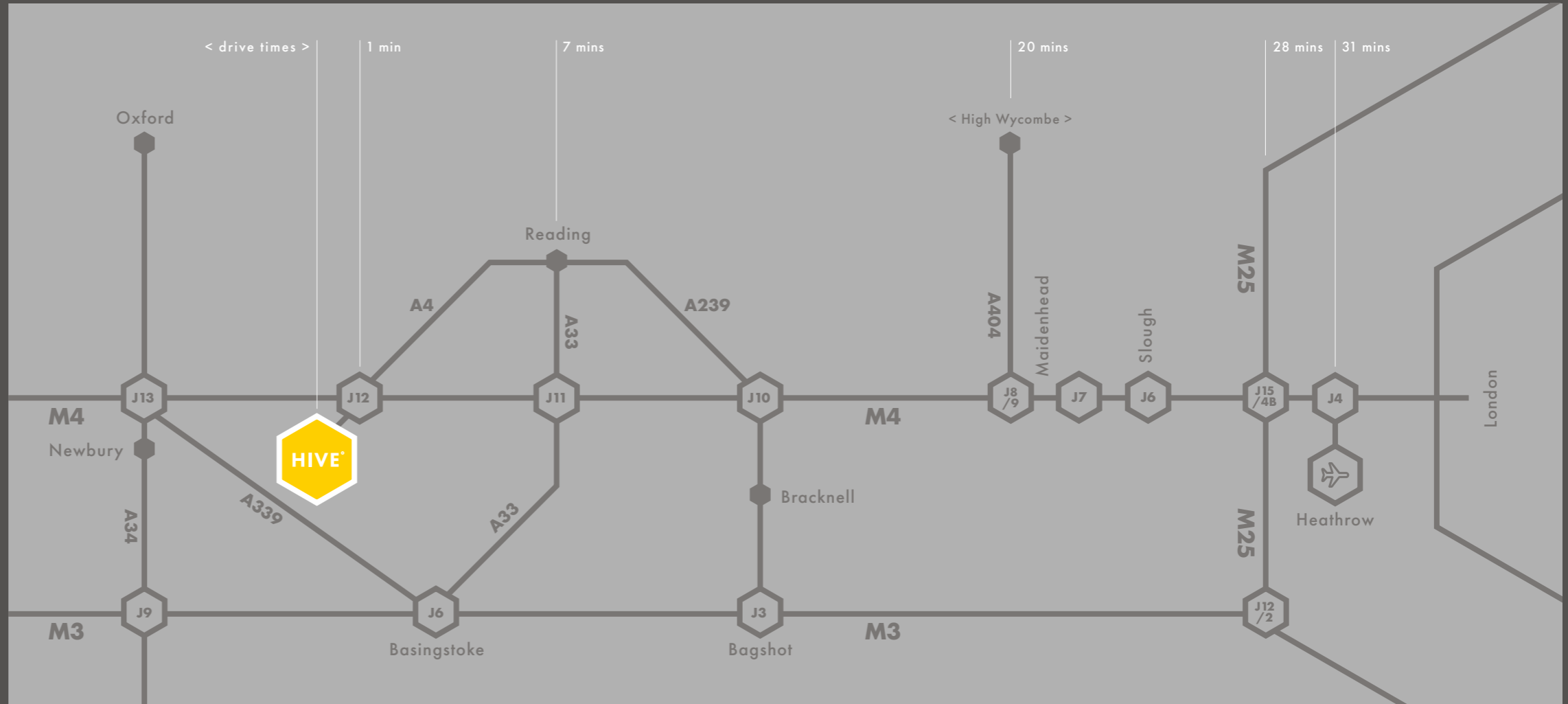


< Blend coffee shop >

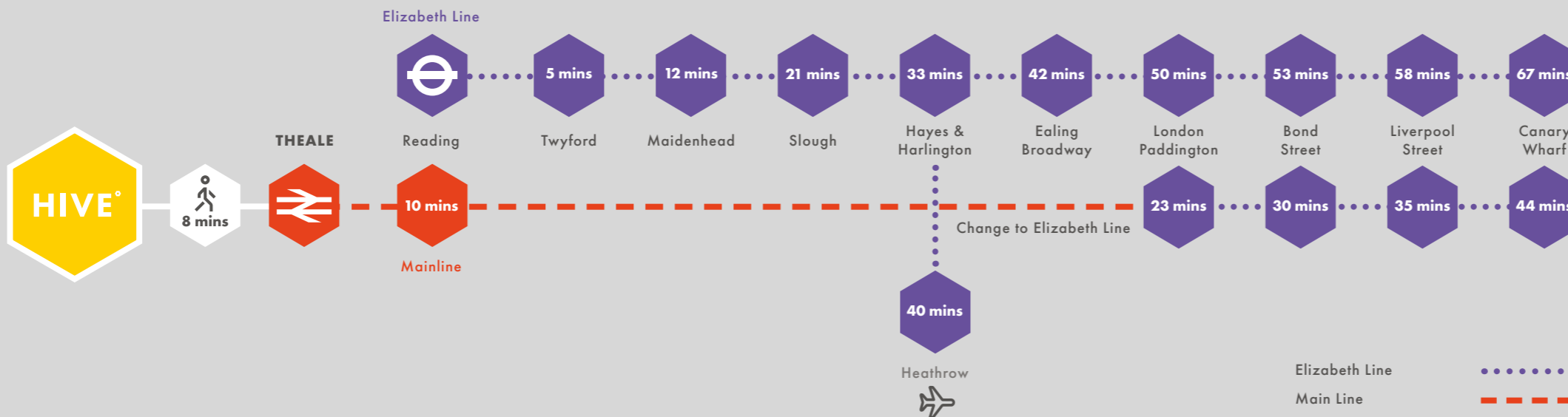
<
The park location combines a breathtaking natural environment with an abundance of facilities and amenities to suit all workforce requirements. In addition to the excellent local amenities, The Hive has its own stylish coffee shop. Whether it's a morning meeting, a private place to work or simply a lunch break, Blend offers a wide range of options to suit all tastes and requirements.
>

< 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.
>



BE CONNECTED



ARLINGTON BUSINESS PARK, THEALE, READING RG7 4SA

<
Theale Railway station, a few minutes walk from The Hive provides direct access to London Paddington taking 35 minutes, together with a local service to Reading and Newbury.

Elizabeth Line trains run from Reading directly to numerous key London locations.

The bus stop on the Park provides public transport every 20 minutes at peak times to and from Reading Town Centre.

>

SAY HIVE

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