

Fully Fitted Office Space to Let

1st Floor – 9,570 sq ft



Hive 1, Arlington Business Park, Theale, RG7 4SA

- Fully Fitted space available
- Plug & Play
- Grade A specification
- Open Plan offices with meeting rooms
- Parking spaces available at a ratio of 1:209 sq ft
- Short walk from Theale train station
- Sublease available from Nokia until April 2027

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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EPC RATING

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AMENITIES

- New 3 pipe VRV air conditioning system
- Full access raised floor
- LG7 lighting
- Disabled WCs & Shower facility
- Passenger lift
- On site Café amenity

FLOOR AREAS

The Property has the following approximate net internal floor areas

First Floor 9,570 sq ft / 889 sq m

DESCRIPTION

The Hive is set within Arlington Business Park, Theale, which is home to a number of well-known companies such as Nokia, Wrigley, KPMG and Direct Wines. The park location combines a breathtaking natural environment with an abundance of facilities and amenities to suit all workforce requirements. This subletting provides an opportunity to get fully fitted, plug and play space within this thriving office environment.

LOCATION

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 and superb access to the M4 motorway, car use is very well catered for. Theale Railway station, a few minutes' walk from The Hive provides direct access to London Paddington taking 45 minutes, together with a local service to Reading and Newbury.

VIEWING

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TERMS

Available on a sublease from Nokia

RENTAL

Price on Application