





> welcome <

HIVE PROVIDES HIGH QUALITY CONTEMPORARY OFFICE ACCOMMODATION WITHIN A BEAUTIFUL PARK SETTING.

<
join world class
companies within
a vibrant business
community and
established office
location
>



< the site >

<
The hive is set within Arlington Business Park, Theale, which is home to a number of well known companies such as Nokia, Wrigley and Direct Wines.

The park location combines a breathtaking natural environment with an abundance of facilities and amenities including a new cafe outside the front of Hive 2.

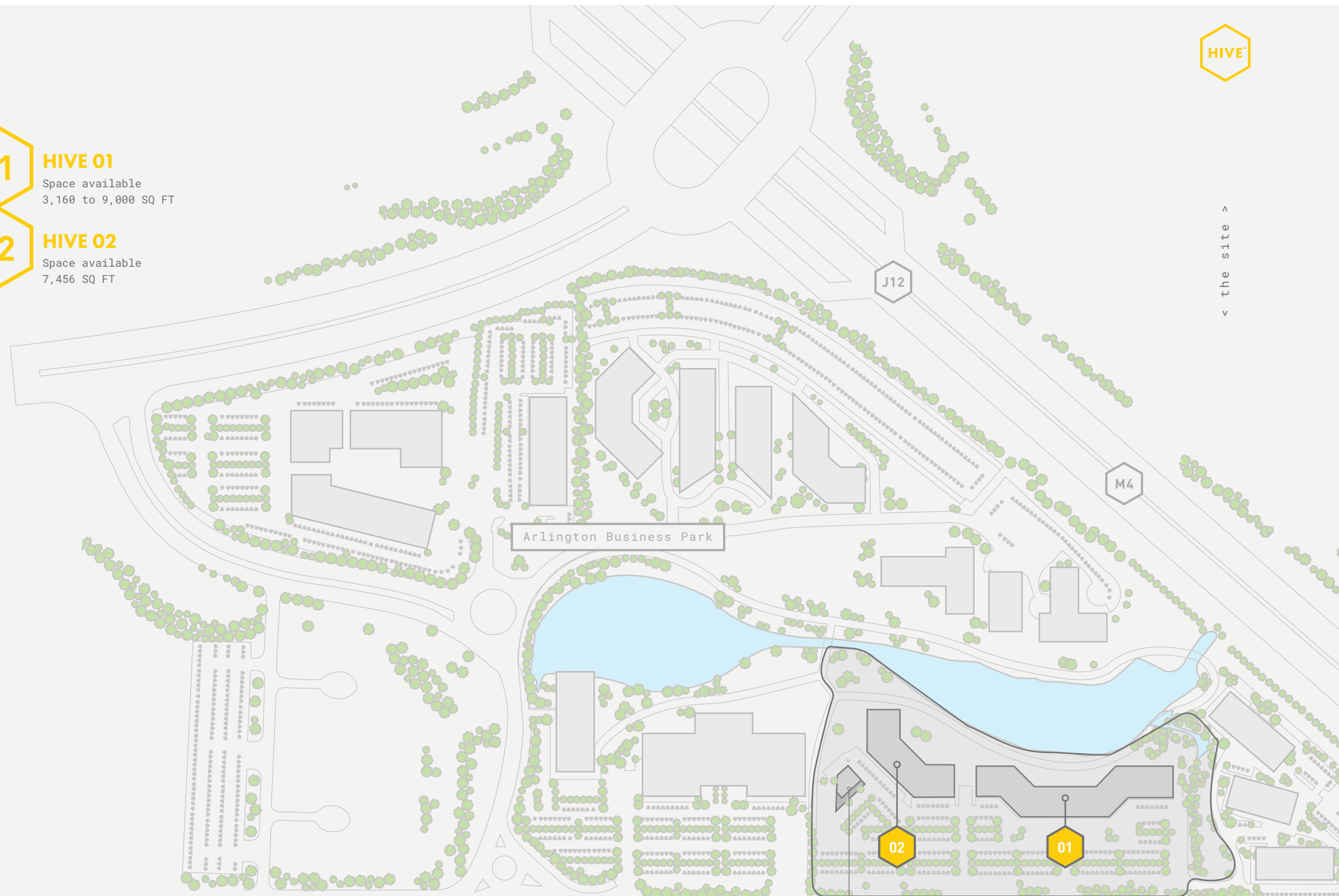


HIVE 01
Space available
3,160 to 9,000 SQ FT

HIVE 02
Space available
7,456 SQ FT

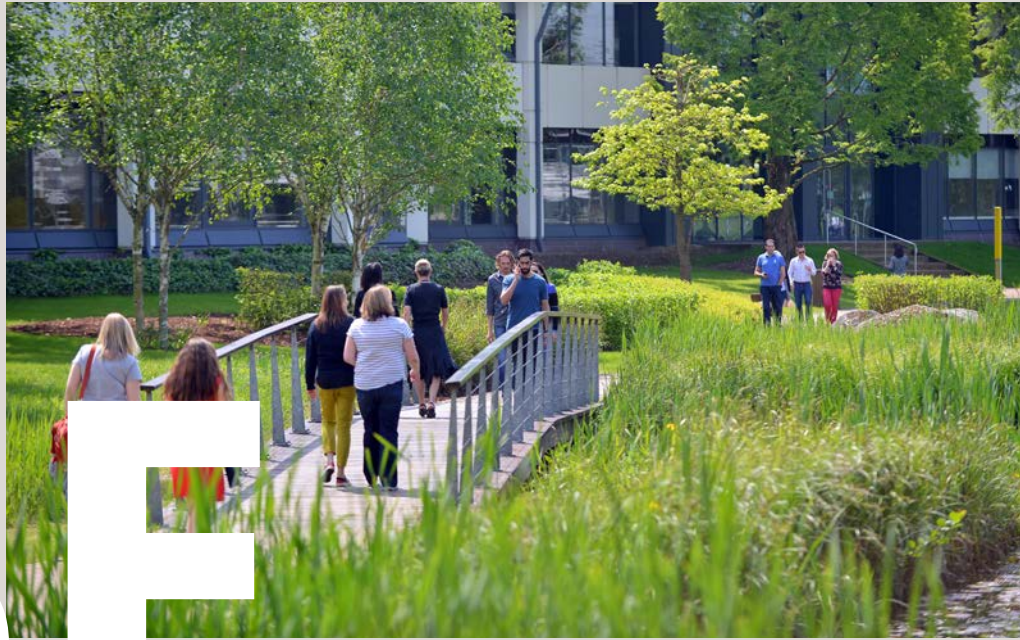


< the site >



< on-site coffee shop >





BE AT 01

<
inspirational
and motivational
working
environment
inside and out
>





< reception >

MAKE AN ENTRANCE

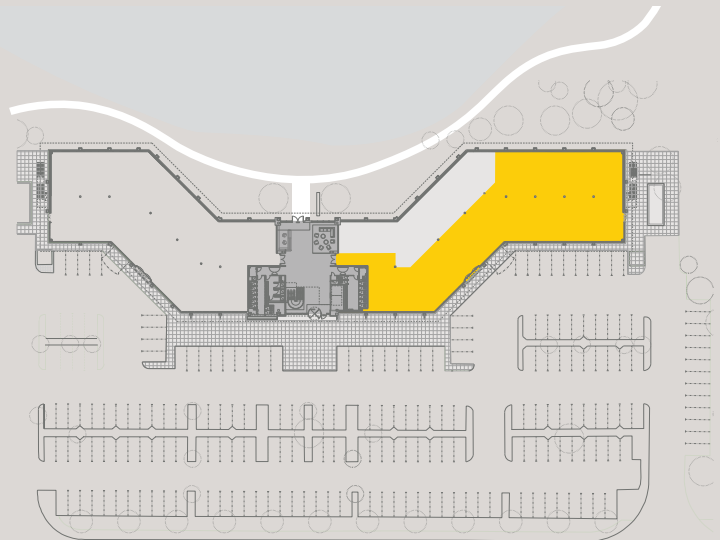


<
light filled
contemporary
reception with direct
access and views
of the lake and
landscaped grounds
>





< specification >



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

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

- + Double height lobby/reception
- + Passenger lifts and feature stairs
- + WCs and dedicated shower block
- + New suspended metal ceiling
- + LED LG 7 lighting
- + EPC B rating
- + Variable refrigerant volume system
- + Building Management System (BMS)
- + Door access system/intercom and CCTV cameras
- + Fully accessed raised floor
- + Car parking ratio 1:209
- + On-site café amenity





HIVE
01

1

2

3

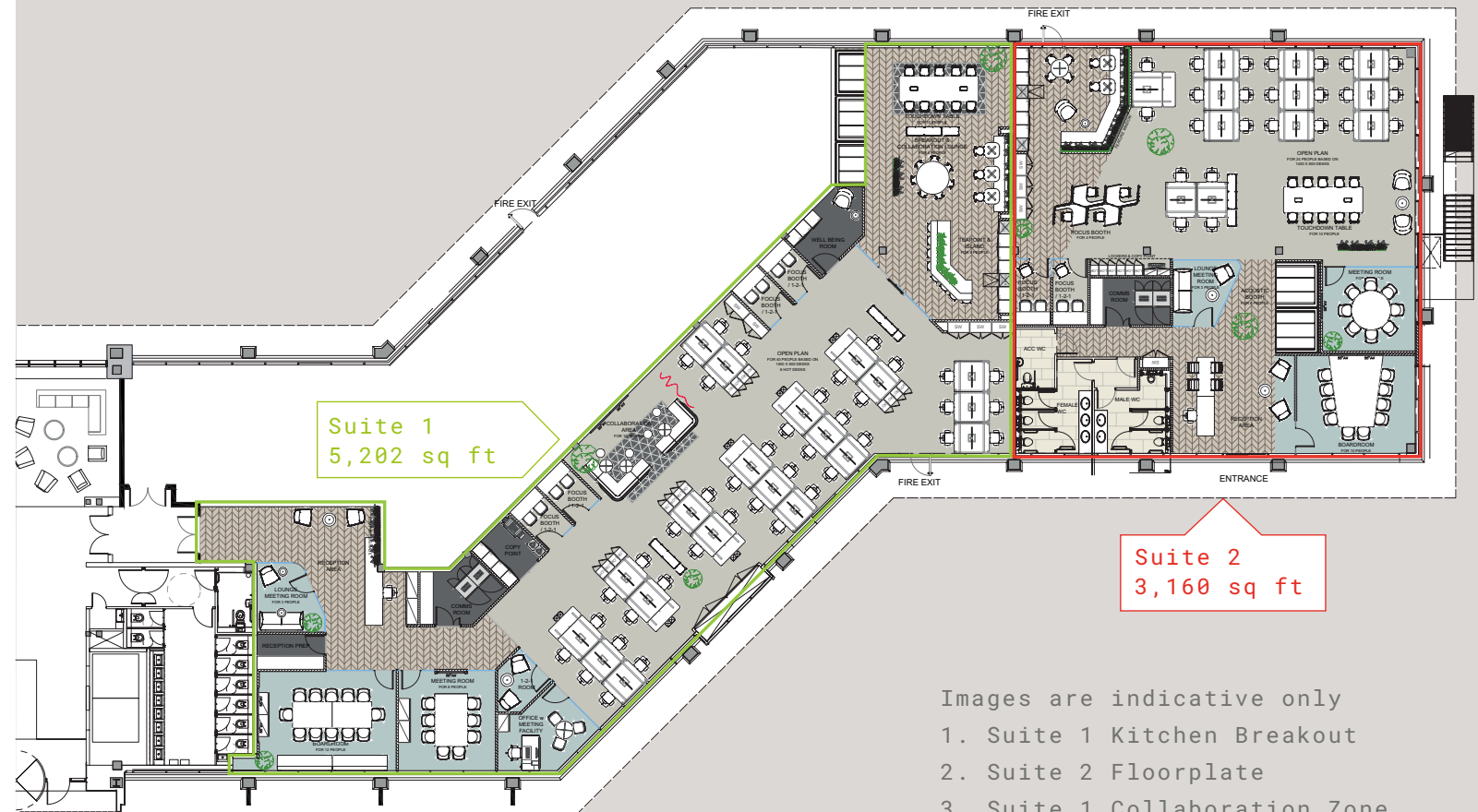
> space planning <

SUITE ONE

- 1 x Reception Area
- 1 x Lounge Meeting Room
- 1 x Reception Prep Room
- 1 x Boardroom (12 Person)
- 1 x Meeting Room (8 person)
- 1 x One to One Meeting Room
- 1 x Comms Room
- 4 x One to One Focus Booths (enclosed)
- 1 x Collaboration Area (10 person)
- 1 x Copy Area (Office Hub)
- 1 x Office with Meeting Facility
- 40 x Open Plan Desks
- 6 x Open Plan Hot Desks
- 1 x Well Being Room
- 1 x Tea Point and Island Unit
- 1 x Break out and Collaboration Lounge
- 1 x Touch Down Table (10 person)
- 3 x Acoustic Booths
- Various Locker and Storage Options

SUITE TWO

- 1 x Reception Area
- 1 x Lounge Meeting Room
- 1 x Boardroom (10 Person)
- 2 x Acoustic Booths
- 1 x Meeting Room (8 Person)
- 1 x Comms Room
- 2 x One to One Focus Booths (enclosed)
- 4 x Focus Booths (open)
- 1 x Touchdown Table (10 person)
- 20 x Open Plan Desks
- 1 x Tea Point and Break out Area
- 2 x Open One to One Meeting Spaces
- Various Locker and Storage Options
- Male, Female and Accessible Toilets



Suite 1
5,202 sq ft

Suite 2
3,160 sq ft

Images are indicative only
 1. Suite 1 Kitchen Breakout
 2. Suite 2 Floorplate
 3. Suite 1 Collaboration Zone



02 BE IN

<
Hive 02 has
undergone a stunning
transformation to
provide contemporary
office
accommodation.
>



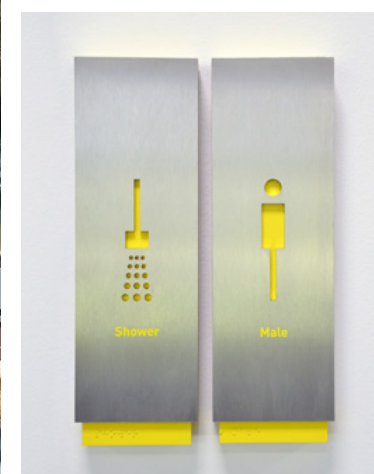


> reception >

<
A fully glazed, double height reception creates a bright and welcoming arrival experience
>



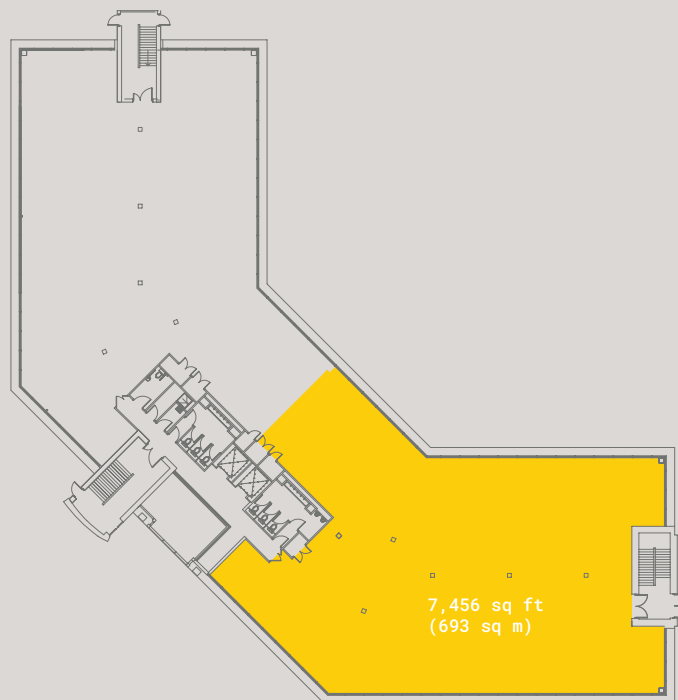
ARRIVE IN STYLE





< the space 02 >

**7,456
SQ FT**



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

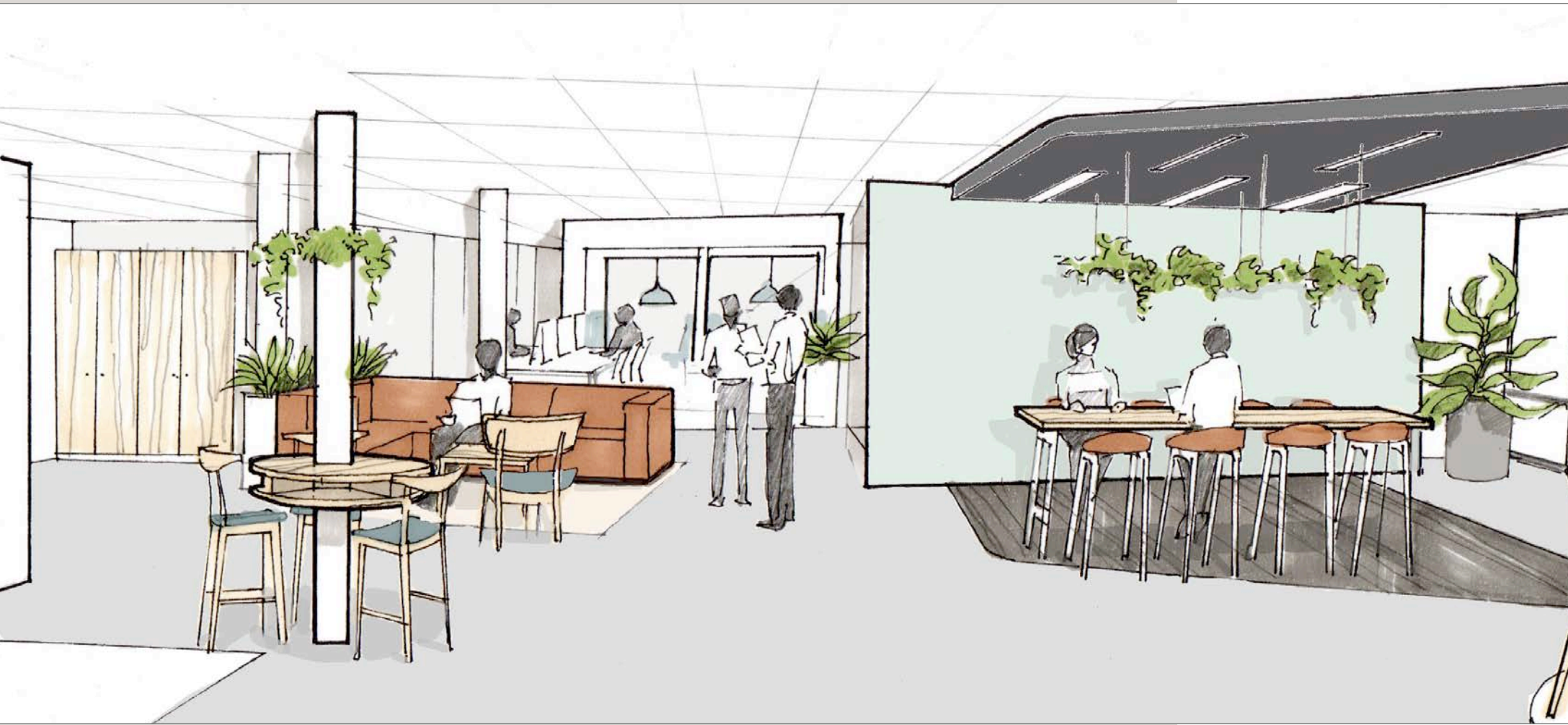
FLOOR	SQ FT	SQ M
02	LET TO CORNERSTONE	
PART 01	LET TO ARCUM	
PART 01	7,456	693
PART GR	LET TO ROLAND EUROPE	
PART GR	LET TO IC RESOURCES	

- + Impressive double height lobby/reception
- + Passenger lifts
- + WCs and showers
- + Suspended ceiling
- + LED lighting
- + EPC Rating C
- + Air condition system
- + Building Management System (BMS)
- + Door access system/intercom and CCTV cameras
- + Fully accessed raised floor
- + Car parking ratio of 1:209 sq ft
- + On-site café amenity



< specification >





< space planning 02 >



HIVE
02
FIRST FLOOR

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.

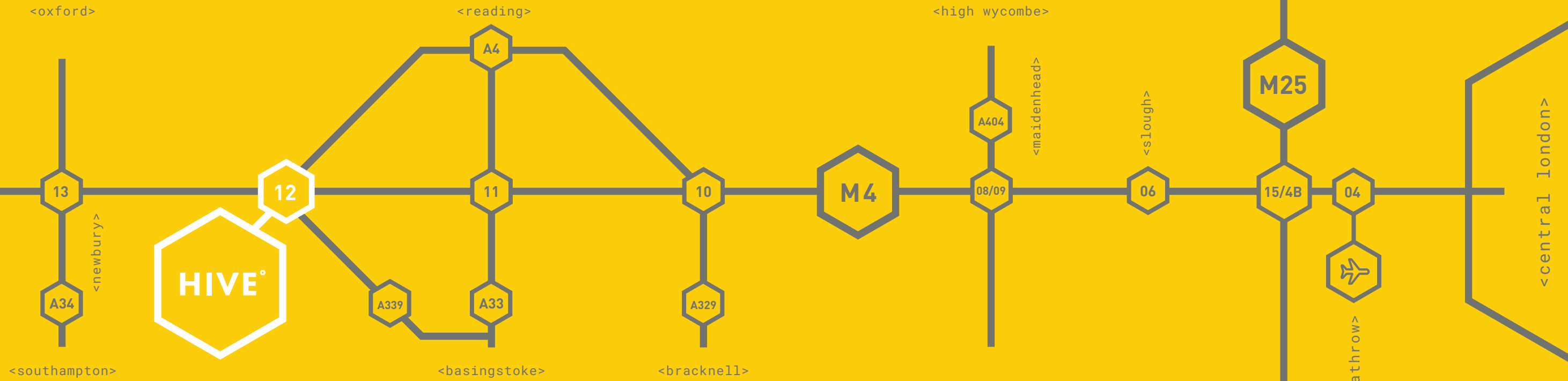
- 1 x Welcome Zone (8 Person Collaboration Table)
- 2 x Meeting Room (4 Person)
- 1 x Open Collaboration Zone (6 People)
- 1 x Open Collaboration Zone (5 Person)
- 2 x Acoustic Booths
- 1 x Storeroom
- 1 x Quiet Working Area / Room
- 1 x Comms Room
- 1 x Kitchen / Breakout Area (25 Person)
- 2 x Meeting Room (8 Person)
- 1 x Meeting Room (6 Person)
- 1 x Soft Meeting Room (5 Person)
- 50 x Open Plan Desks
- Various Lockers and Storage

< location >

STRATEGIC LOCATION

< 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. >



< drivetimes >

01 mins

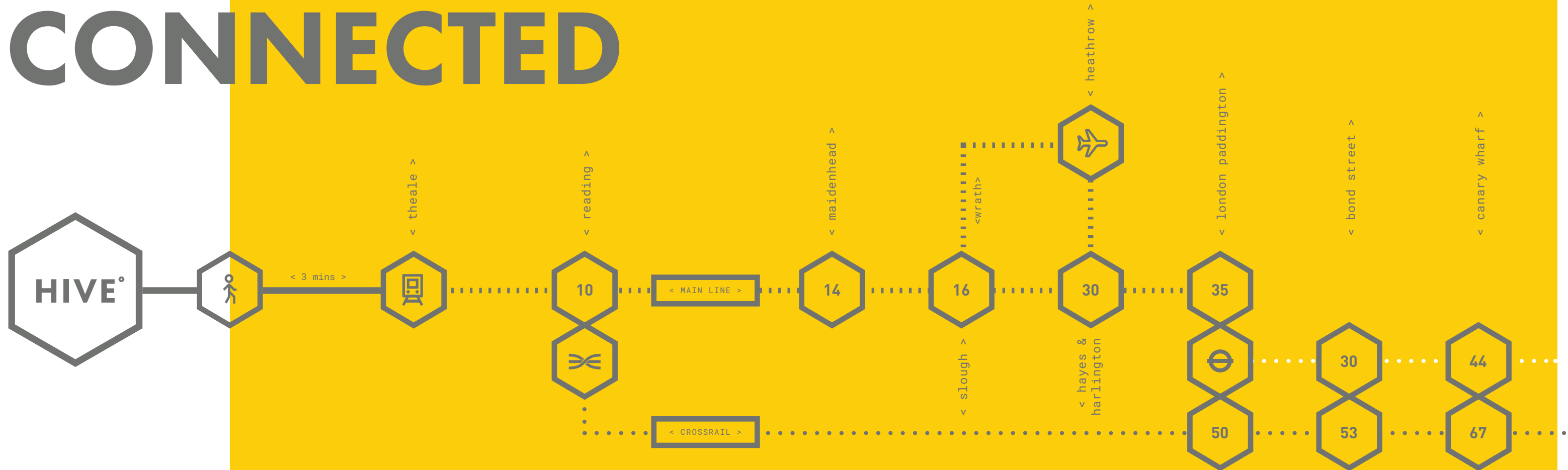
07 mins

20 mins

28 mins

31 mins

BE CONNECTED



< connections >

- Train (existing) ■■■■■■
- Train (future) ●●●●●●
- London Underground ●●●●●●

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.

Reading station has undergone a £850M upgrade with 5 new platforms, a new concourse and provides fast connections to Bristol and Wales, Oxford and Birmingham and Basingstoke and the South Coast.

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

- + Reading to Paddington – 25 minutes
- + Reading to West End (Bond St) – 30 minutes
- + Reading to City (Liverpool St) – 36 minutes
- + Reading to Canary Wharf – 44 Minutes

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

BE TOGETHER...

< coffee shop >

HIVE
01
02

<
In addition to the excellent local amenities, The Hive has recently launched a stylish coffee shop/ café between Hive 02 and Hive 03. 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.
>





< about the park >

PARK LIFE

The park location combines a breathtaking natural environment with an abundance of facilities and amenities to suit all workforce requirements.

>

< the park >





SAY HIVE



HIVE 01

Space available 3,160 to 9,000 sq ft



HIVE 01

Space available 7,456 sq ft

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