

LAST
REMAINING UNIT



COMMUNITY COMMERCE PARK LIFE

THEALE, READING RG7 4AB

TO LET

High quality refurbished self-contained offices

2,145 SQ FT

COMMERCEPARK-THEALE.COM

COMMUNITY IN COMMERCE

Commerce Park is a community of ten business units over two adjacent terraces.

Ideal for SMEs, the self-contained units provide flexible open plan office accommodation over two floors.

Unit 7 has been fully refurbished to an excellent standard and is available to let on a new lease on terms to be agreed.

Rent upon application.

UNIT	SQ FT (NIA)	SQ M (NIA)	CAR SPACES
1	LET		
2	LET		
3	2,134	198.3	10
	COMING SOON (Q1 2025)		
4	LET		
5	LET		
6	LET		
7	2,145	199.2	10
8	LET		
9	LET		
10	LET		



SELF CONTAINED
UNIT WITH OWN
FRONT DOORS



AIR CONDITIONING



LED LIGHTING



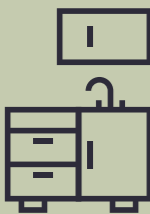
PERIMETER
TRUNKING



SUSPENDED
CEILINGS



GAS FIRED
CENTRAL HEATING



KITCHEN AREA



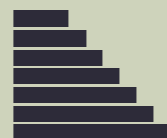
DOUBLE WIDTH
GROUND FLOOR
DOORS



GENEROUS
PARKING RATIO



1 MINUTE TO
TRAIN STATION



EPC RATING
UNIT 7: C-74



J12 M4 PARKLIFE AND A BUSINESS HOTSPOT

Commerce Park is part of a flourishing business cluster at Junction 12 of the M4, including the 50 acre Arlington Business Park.

Historic Theale village is within walking distance, and provides all local amenities.

The estate is situated approximately ½ mile from Junction 12, providing direct access to London and the west.

Theale station is immediately opposite, offering 32 London-bound trains on weekdays – 16 of which are direct to London Paddington, with the fastest train taking only 40 minutes. Connections to Reading and Newbury are also available.

The JetBlack bus service provides a further connection to and from Reading town centre, running every 20 minutes at peak times.



1 THEALE HIGH STREET



2 FOX AND HOUNDS PUB & RESTAURANT



5 BURGHFIELD SAILING CLUB



6 BLEND CAFE



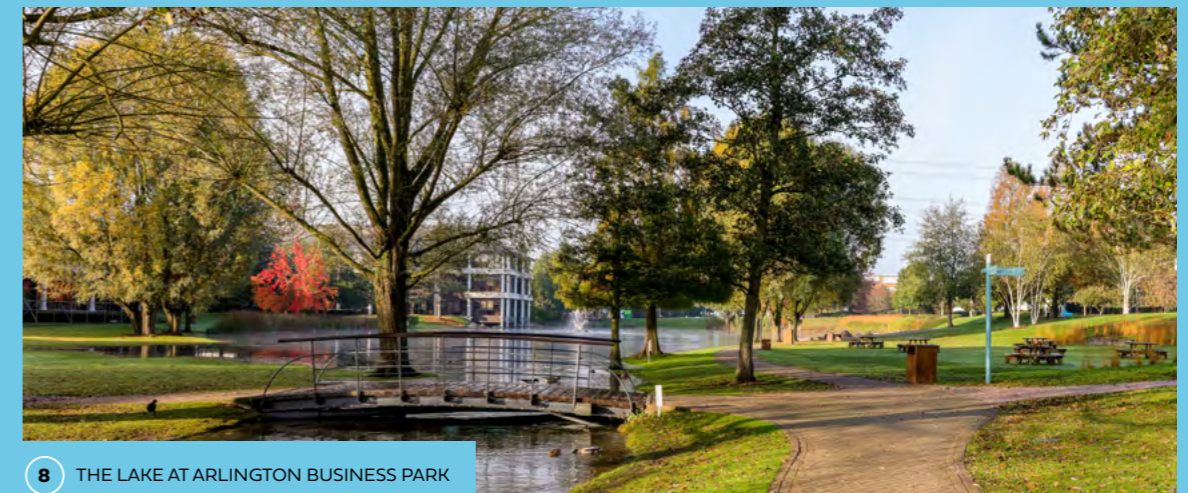
3 IKEA & SAINSBURY'S SUPERSTORES



4 JETBLACK BUS ROUTE - NEWBURY TO READING STOPS



7 THEALE STATION



8 THE LAKE AT ARLINGTON BUSINESS PARK

A LOCATION BUILT FOR COMMUNITY COMMERCE

Located 50 miles west of London, Theale enjoys first class road, rail and air links, and offers an excellent quality of life. Modern, thriving and one of the most vibrant urban centres in the UK, nearby Reading is the commercial and administrative hub of the Thames Valley region, and the focal point for economic growth in the area attracting global influencers and investors as a tech and creative hub.

Situated on the M4 motorway, Junction 12 is 2 minutes away providing a direct road link into Reading town centre in 10 minutes, or Park and Ride services are available from Winnersh and the Select Car Leasing Stadium. Trains from Theale station, directly opposite Commerce Park, to Reading take 11 minutes.

With a £850 million National Rail and Elizabeth Line station upgrade – the biggest in the UK – a well educated and productive workforce, beautiful countryside, history, and complementing retail and leisure scene, Theale has everything you need!



THEALE TO READING TOWN CENTRE IN 10 MINUTES



THEALE STATION TO READING STATION IN 11 MINUTES

READING



HOME TO 13 OF THE WORLD'S TOP 30 LARGEST BRANDS



5TH HIGHEST START-UP RATE IN THE UK



FASTEST GROWING ECONOMY IN THE UK



TOP 3 MOST PRODUCTIVE WORKFORCE IN THE UK



BEST PLACE TO LIVE & WORK – GOOD GROWTH FOR CITIES INDEX 2019



READING UNIVERSITY IN TOP 1% OF UNIVERSITIES IN THE WORLD



NO.1 IN THE UK FOR % OF PEOPLE EMPLOYED



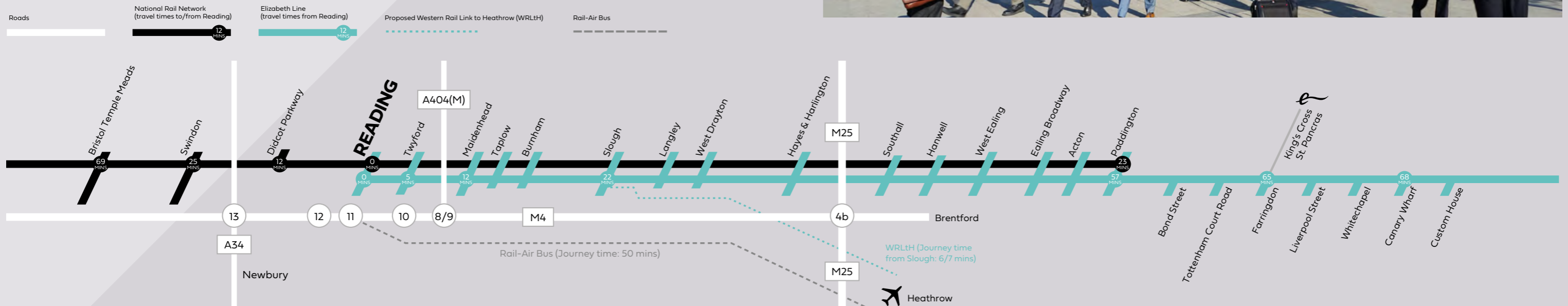
5TH BEST QUALIFIED WORKFORCE IN THE UK



£13.6BN DIGITAL TECH BUSINESS TURNOVER



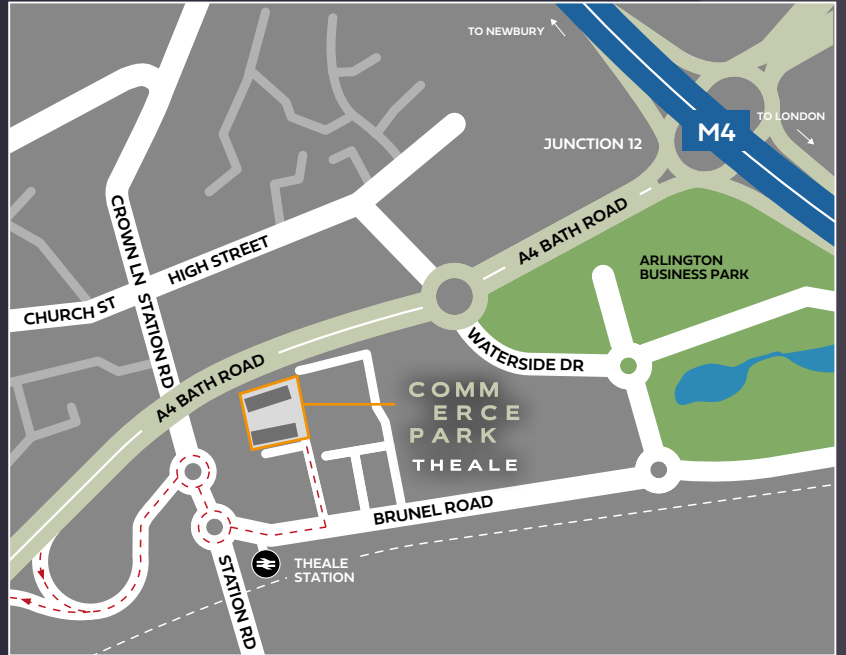
TOP 25 EUROPEAN CITY FOR FOREIGN DIRECT INVESTMENT



COMMUNITY COMMERCE PARK LIFE

THEALE

BRUNEL WAY, THEALE, READING, BERKSHIRE RG7 4AB



BY ROAD	Miles	BY RAIL	Minutes
Reading	6	Reading	11
Newbury	15	Newbury	21
Basingstoke	15	London Paddington (via Reading)	43
Heathrow ✈️	31	City (via Reading National Rail & Elizabeth Line)	51
Oxford	36	Oxford (via Reading)	69
Central London	46	Bristol (via Reading)	92
Gatwick ✈️	60	Birmingham (via Reading)	127

COMMERCEPARK-THEALE.COM



Dominic Faires
d.faires@hicksbaker.co.uk
07967 375 962

Harry Gornall-King
h.gornall-king@hicksbaker.co.uk
07738 104 806

Vail Williams
0118 909 7400
vailwilliams.com

Guy Parkes
gparkes@vailwilliams.com
07788 188874

Andrew Baillie
abaillie@vailwilliams.com
07502 233770