



BE CONNECTED | J12 M4 READING | OFFICES FROM 6,500-140,000 SQ FT

**WEL-
COME
TO
THE
HIVE**



LARGE FLOOR PLATES

CONTEMPORARY SPECIFICATION



LOCAL AMENITIES



CAMPUS ENVIRONMENT

<welcome>

The Hive represents a unique opportunity to be part of a growing business community within a vibrant and established office location.

-

GLOBAL BUSINESS



TRANSPORT LINKS



A HIVE OF ACTIV- ITY

<introduction> A unique opportunity to join world class companies in an exciting collaborative working environment

HIVE'01

THE HIVE

HIVE°



**3 INDIVIDUAL
OFFICE BUILDINGS**

**6,500-
140,000
SQ FT**



<introduction>

**THE SCHEME HAS THE UNIQUE
FLEXIBILITY TO ACCOMMODATE
YOUR BUSINESS OVER A
SINGLE FLOOR OR FOR LARGER
COMPANIES COMBINE THE 3
BUILDINGS TO FORM A CAMPUS
ENVIRONMENT**

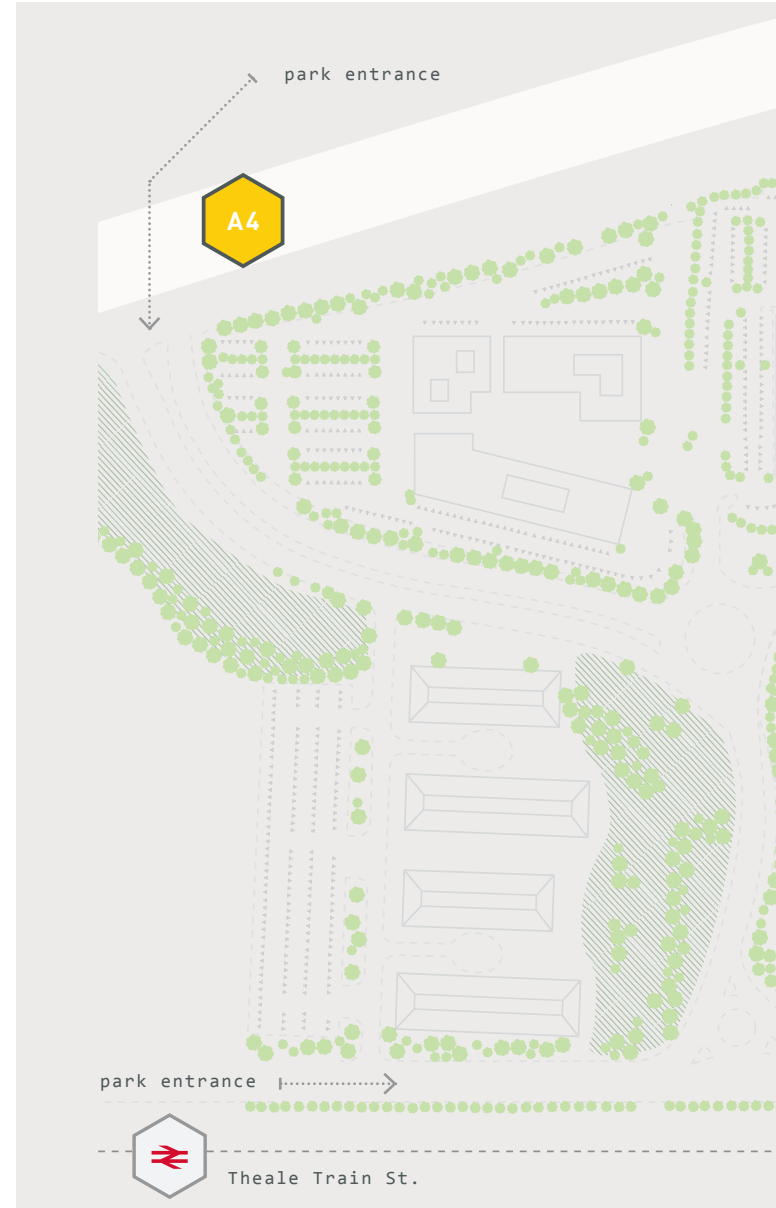
<introduction>

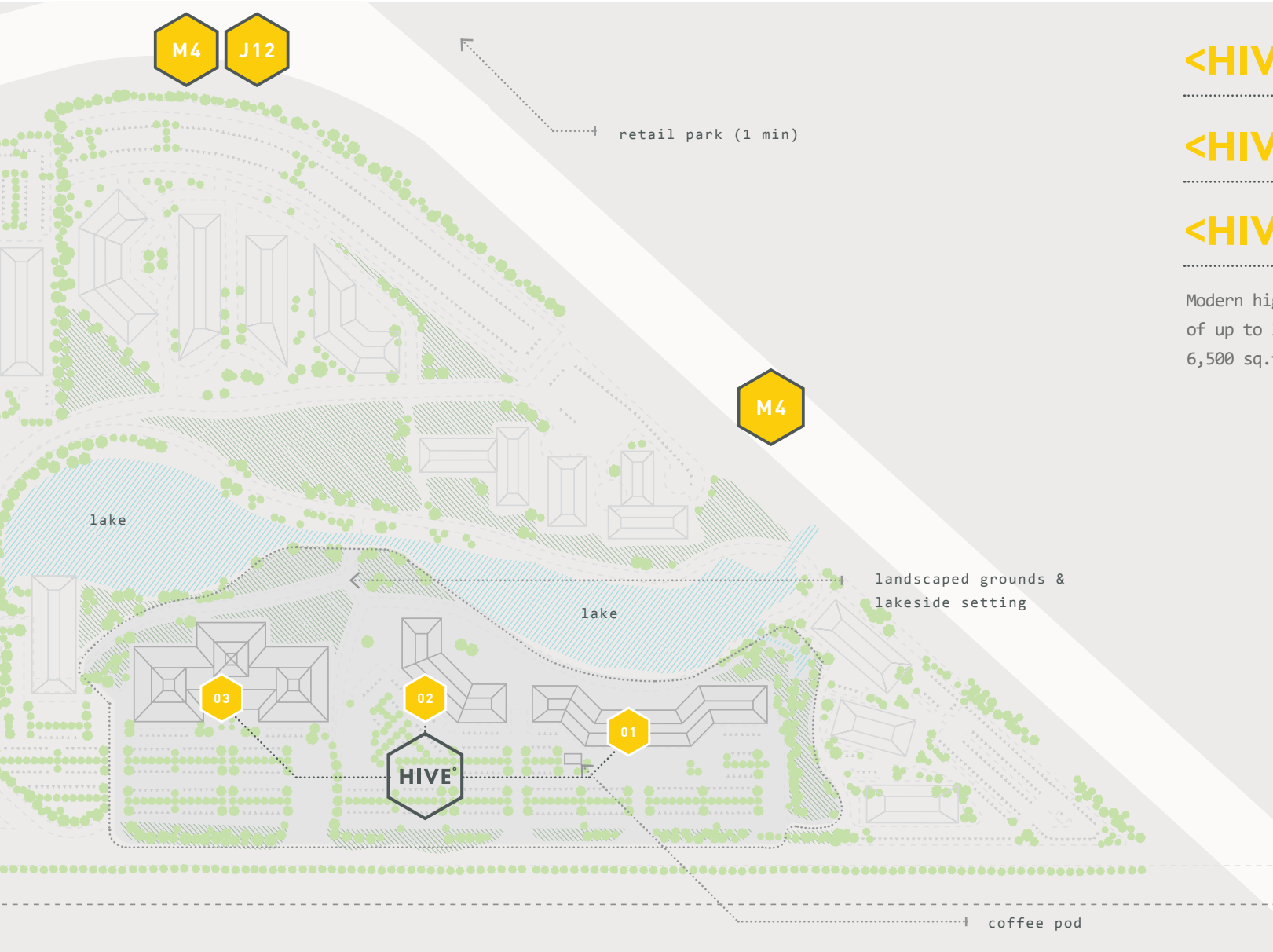


TIME OUT ...

THE HIVE IS SET AMONGST
STUNNING LAKES
AND LANDSCAPED
GROUNDS CREATING
AN INSPIRATIONAL AND
MOTIVATIONAL WORKING
ENVIRONMENT.

<environment>





<HIVE 01>

<total> <44,939 SQ FT>
 <floor> <22,500 SQ FT>

<HIVE 02>

<total> <37,803 SQ FT>
 <floor> <12,500 SQ FT>

<HIVE 03>

<total> <58,117 SQ FT>
 <floor> <29,000 SQ FT>

Modern high spec office premises providing large floors of up to 30,000 sq.ft. and capable of sub division to 6,500 sq.ft.

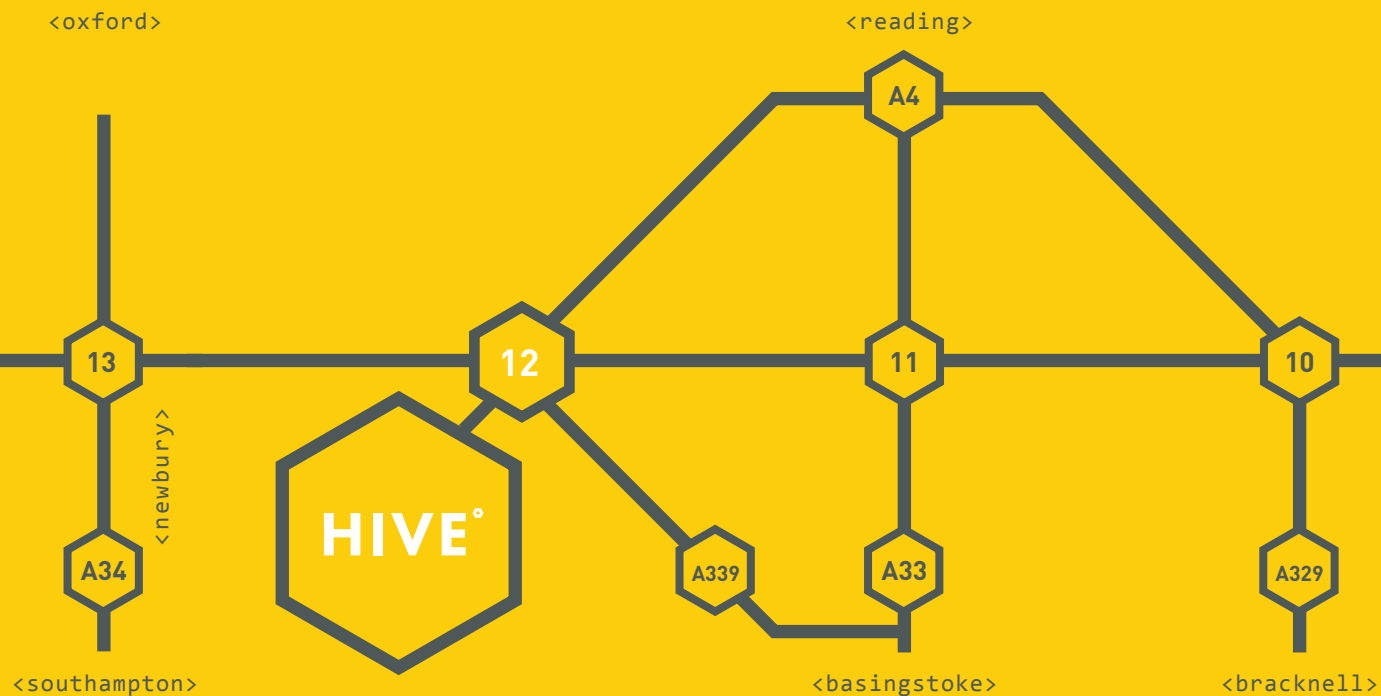
<the site>



THE HIVE

LOCA- TION

<location>





<high wycombe>



<maidenhead>



<slough>



<heathrow>



<central london>

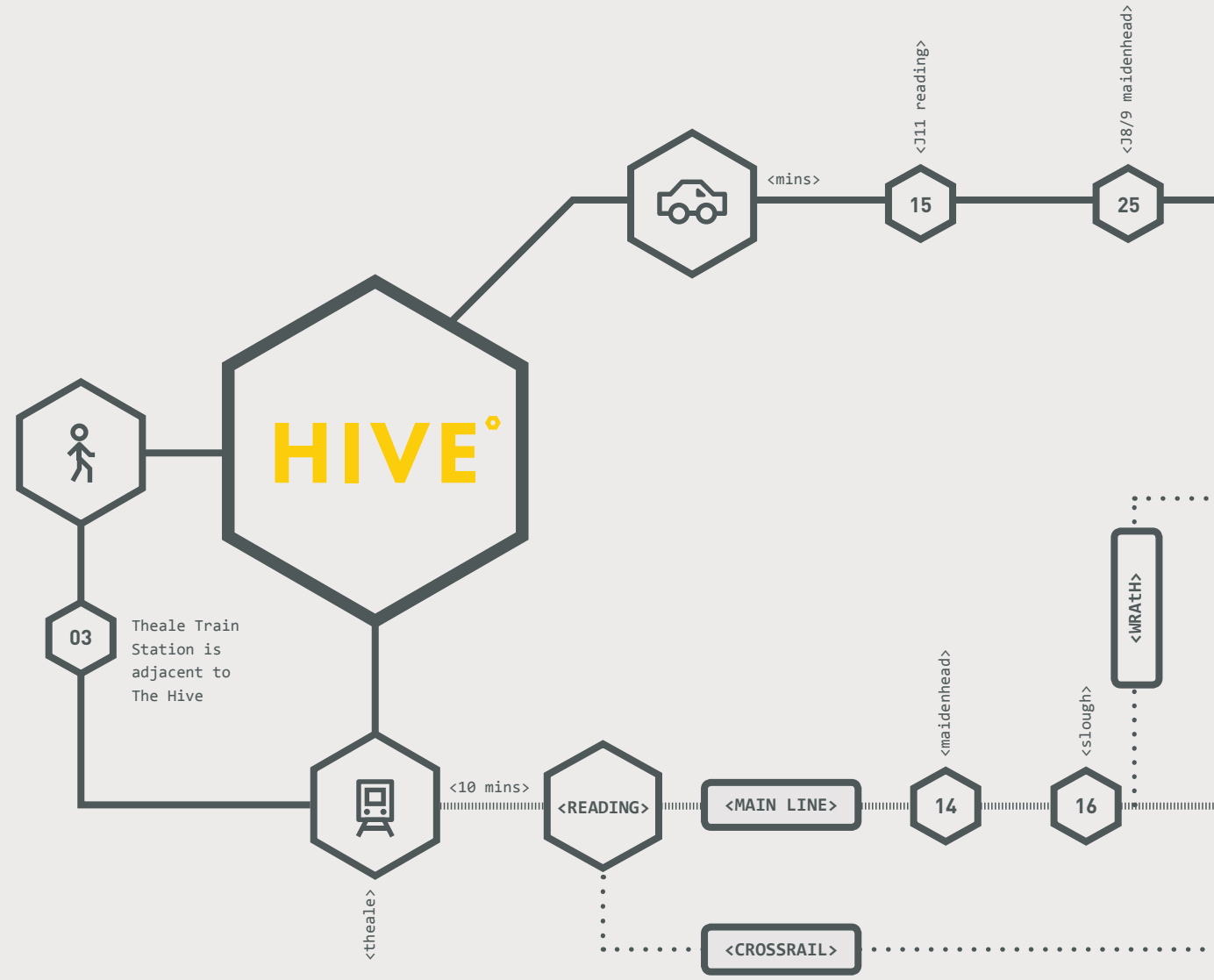
<location>

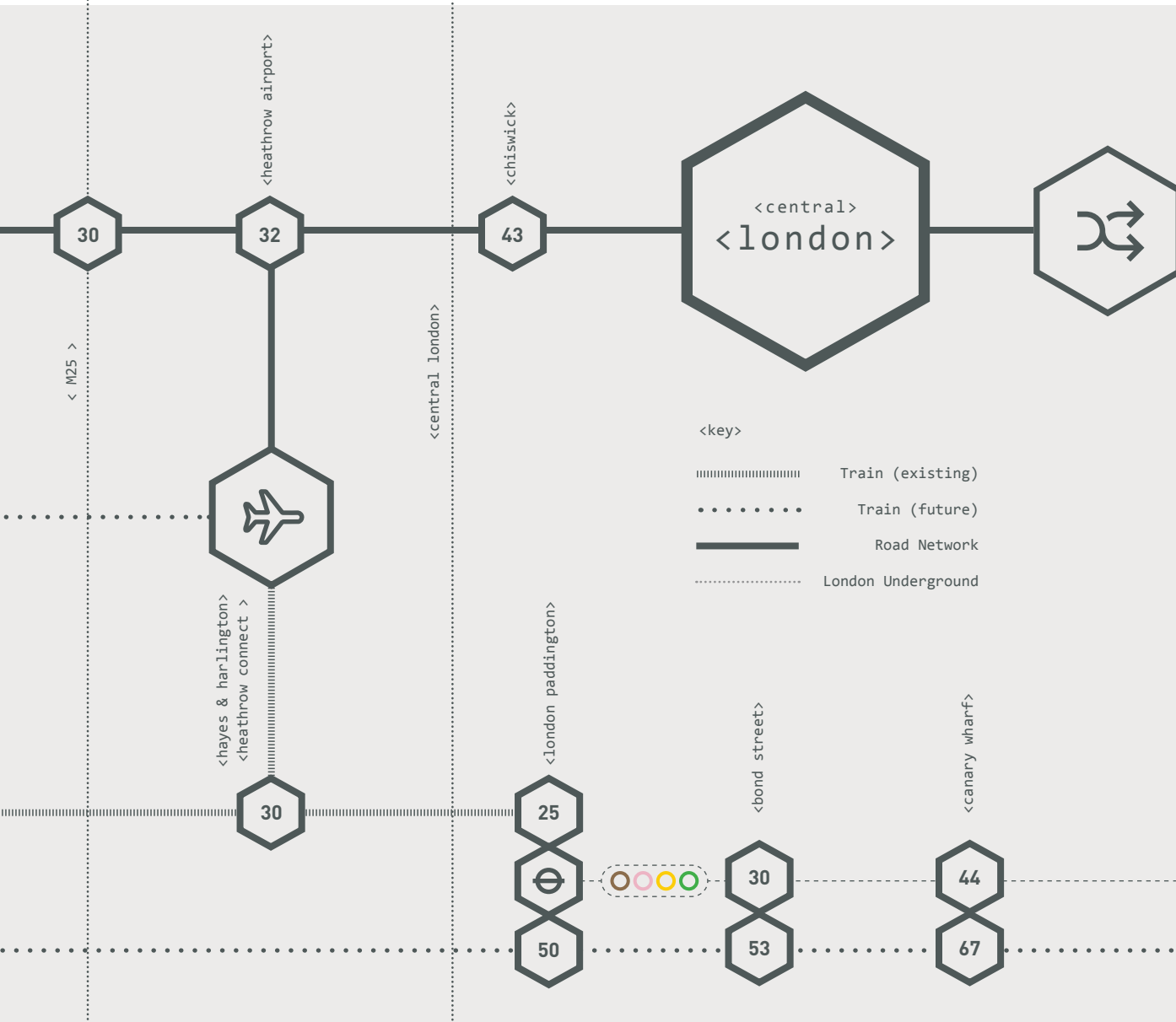
<location> The Hive, Arlington Business Park, Reading is strategically located at junction 12 of the M4 with direct routes to Reading, London and Bristol and a short drive to Heathrow Airport.



CON- NECT- ING THE HIVE

<connections>





<connections>

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.

When open in 2019, Crossrail will run from Reading to London connecting with the existing fast service.

- + 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.

With fantastic parking provision of 1:209 sq ft and superb access to the M4 motorway, car use is very well catered for, benefiting from the direct route to London, Bristol and Heathrow Airport, the latter taking approximately 32 minutes door to door

<phase ONE>



COMPLETION SEPT 2016

**A GRADE A REFURBISHED
TWO STOREY LAKESIDE OFFICE
BUILDING DELIVERING MODERN,
EFFICIENT AND CONTEMPORARY
OFFICE ACCOMMODATION
TOTALING 44,439 SQ. FT.**





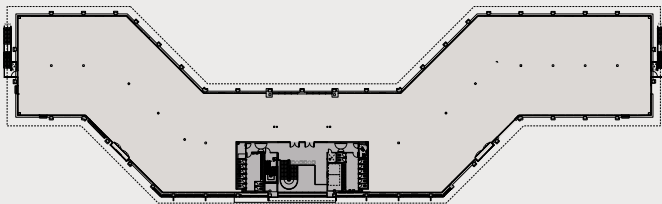
refurbishment works will include:

- + New double height centrally located entrance lobby/reception
- + New passenger lifts and feature stairs
- + New WC's, shower, locker and drying facilities

New 'Grade A' office accommodation including:

- + LG 7 Lighting
- + Variable Refrigerant Volume system to provide heat and cooling to the office spaces with zoned control
- + Suspended metal ceiling
- + Building Management System (BMS)
- + Security to the building incorporates a door access system/intercom and CCTV cameras
- + Cycle storage, lockers and shower facilities
- + Fully accessed raised floor
- + Car parking ratio of 1:209 sq ft

<typical upper floor><first>

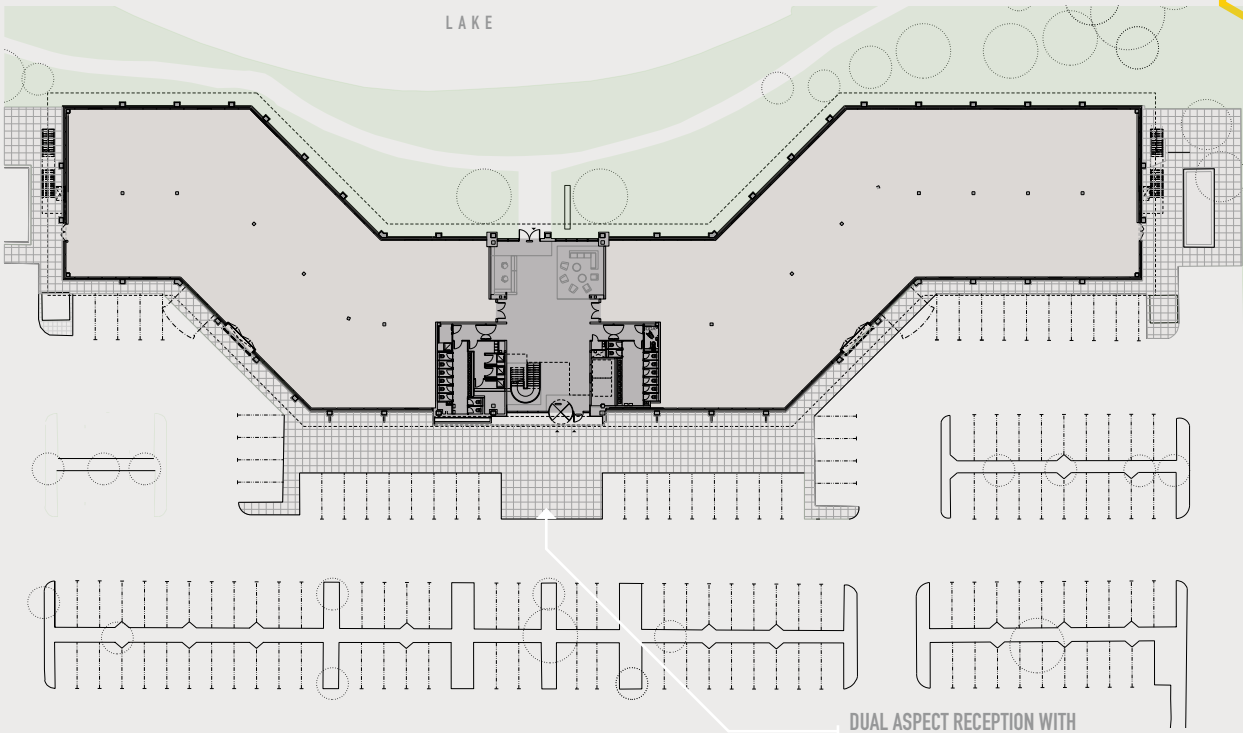


Accommodation

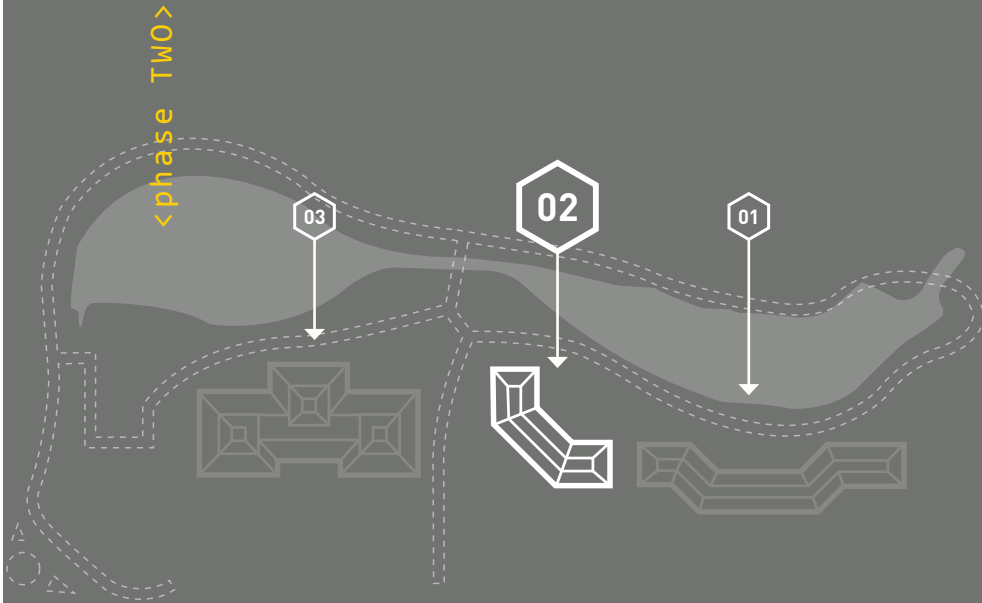
	sq m	sq ft
Ground Floor	1,950	21,883
First Floor	2,136	23,056
Total	4,087	44,439

Approximate internal area

<ground floor>



DUAL ASPECT RECEPTION WITH DIRECT VIEWS OF THE LAKE



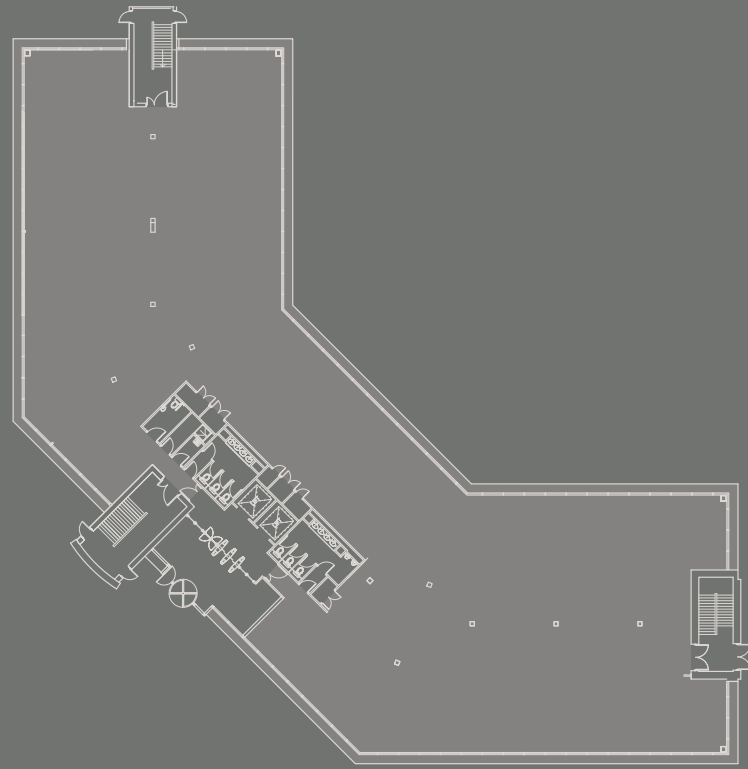
PHASE TWO <completion Q1 2017> **HIVE 02**

PROVIDING 37,803 SQ FT

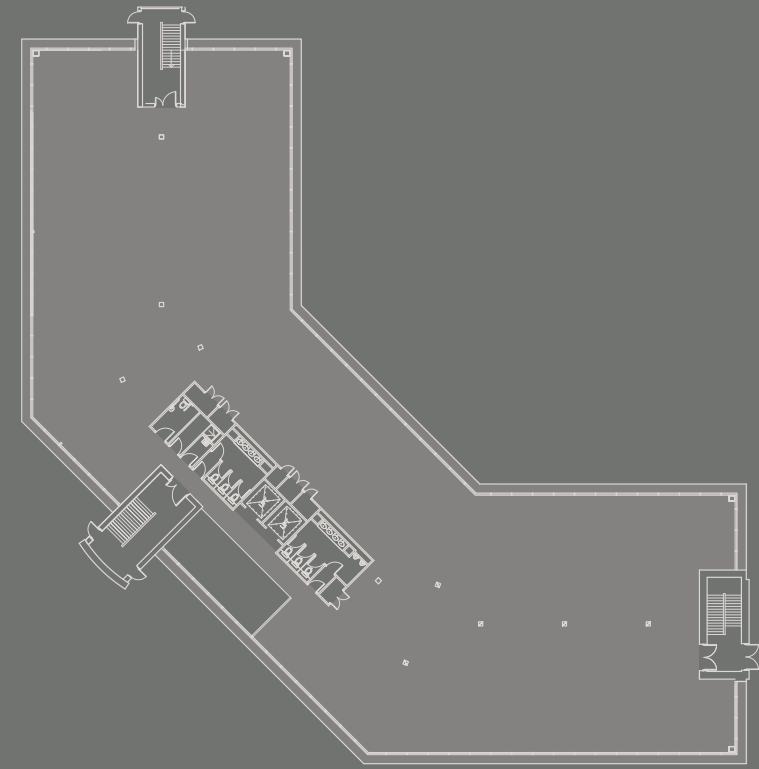
<accommodation>

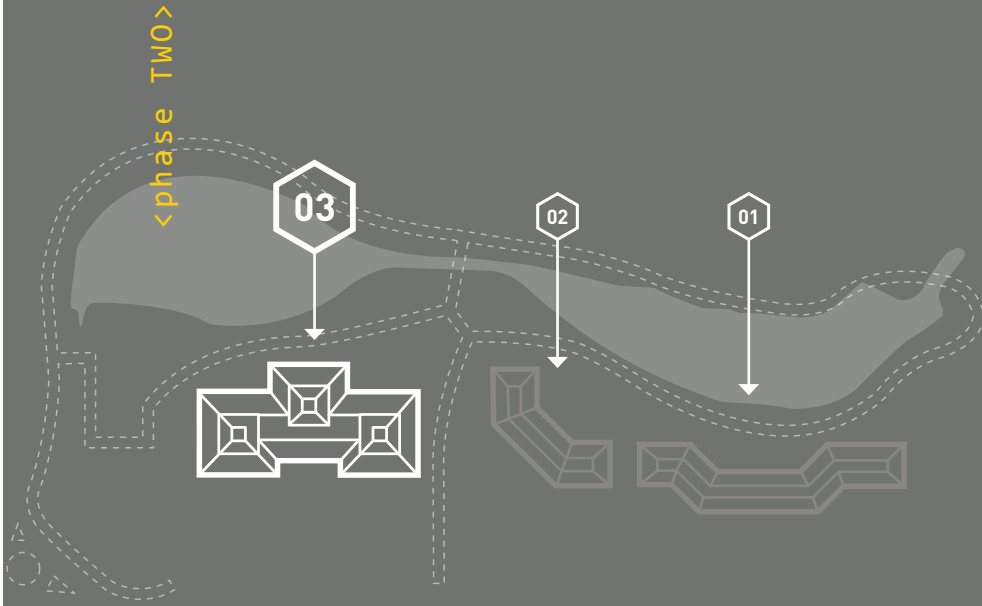
HIVE 02	sq m	sq ft
Second Floor	1176	12,668
First Floor	1157	12,456
Ground Floor	1177	12,679
Total	3512	37,803

<ground floor>



<first floor>





PHASE TWO <completion Q1 2017>
HIVE 03

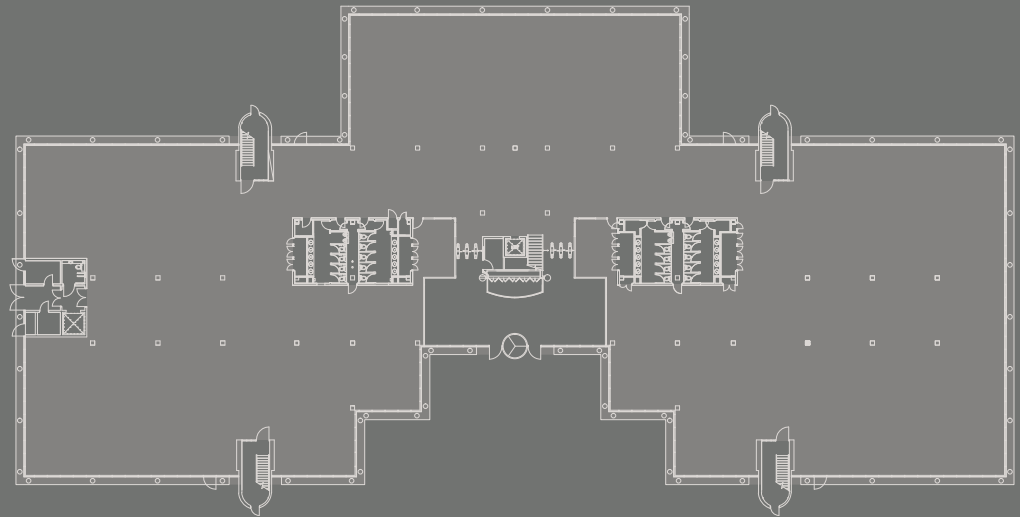
PROVIDING 58,117 SQ FT

<accommodation>

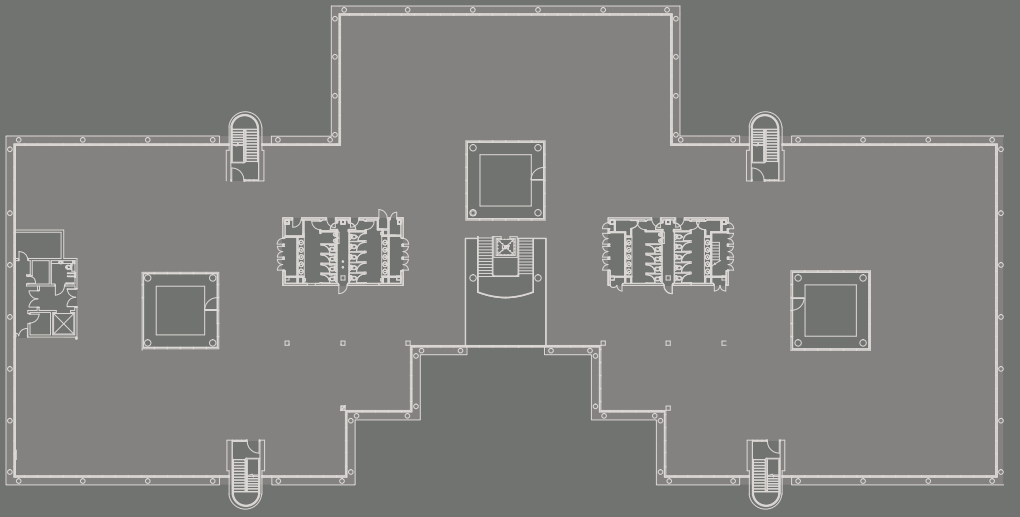
HIVE 03	sq m	sq ft
First Floor	2580	27,777
Ground Floor	2818	30,340
Total	5399	58,117



<ground floor>



<first floor>



burghfield
sailing club



Pure
Gym



WORK OUT...

AN ABUNDANCE OF LOCAL LEISURE FACILITIES, CLUBS AND GYMS

<leisure> With an abundance of local leisure facilities, clubs and gyms your workforce will have all the facilities they require. The surrounding natural beauty provides a perfect outdoor leisure facility or even your new daily commute.

<leisure>

<amenities>



BREAK OUT

**ON-SITE COFFEE AMENITY PLUS
ADJACENT RETAIL PARK WITH
SHOPPING AND LEISURE.**

<amenities> The nearby retail centre provides a range of shopping including Boots, Sainsburys, Next, IKEA and MacDonalDs, complemented by Theale's Historic High Street with its coffee shops, bars, restaurants and charm. A great place to meet, network and soak up the atmosphere.

STARBUCKS

Sainsbury's

IKEA®

Boots



<life>



BEE HAP- PY

<life> The surrounding towns & cities provide a vibrant lifestyle to suit all requirements. From sporting facilities and art galleries to Festivals and restaurants.



<culture>

- 01 <Reading Festival>
- 02 <Beale Park>
- 03 <Vue Cinema>
- 04 <Hexagon Theatre>





< sport >



< sport >

- 01 <Burghfield Sailing Club>
- 02 <Calcot Park Golf Course>
- 03 <Caversham Lawn Tennis>
- 04 <Theale Leisure Centre>



< retail >



< retail >

- 01 <Oracle Centre>
- 02 <John Lewis>
- 03 <House of Fraser>
- 04 <Apple Store>



< social >



< social >

- 01 <Jamies Italian>
- 02 <All Bar One>
- 03 <L'Ortalan Restaurant>
- 04 <The Fox and Hounds>



DEMO GRAPHICS

**THE 2ND HIGHEST DENSITY OF
SME'S OUTSIDE OF LONDON AND
1.7M WORKFORCE**

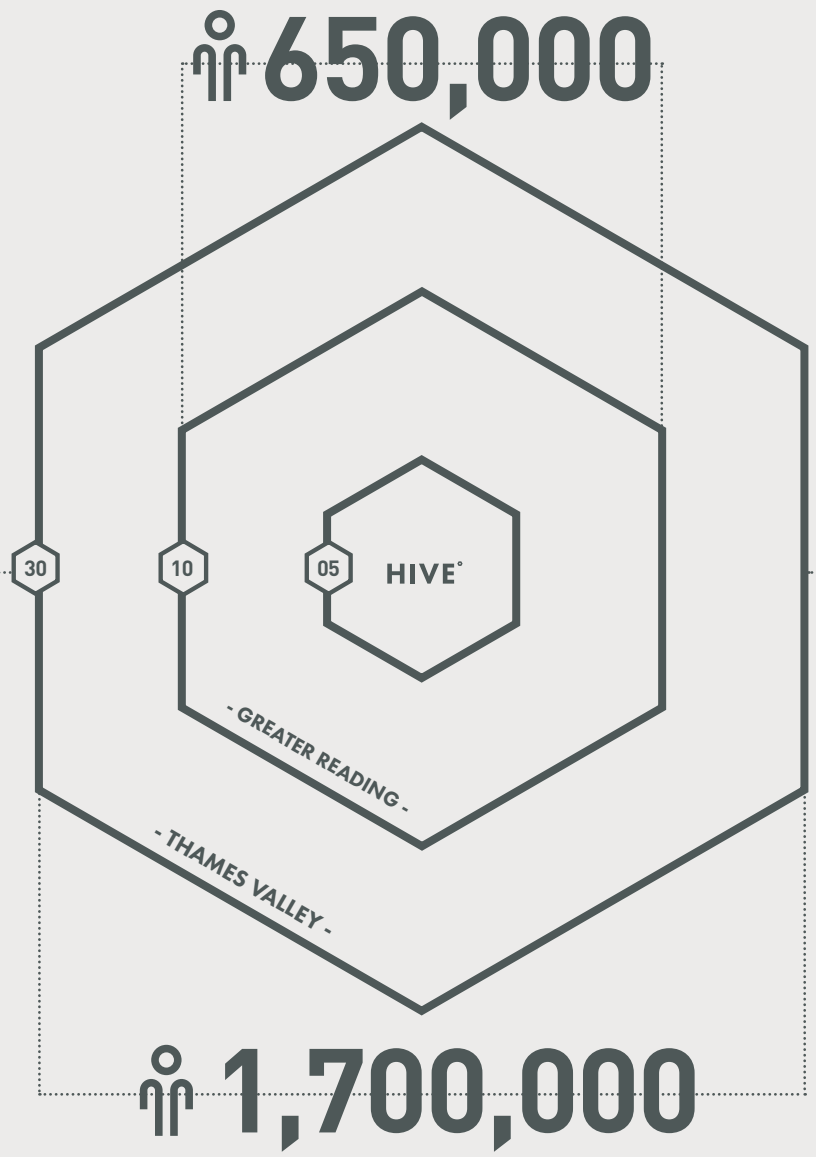
Reading is considered as the administrative and business capital of the Thames Valley region, its 4% projected growth out performing many European cities, making it a top performing destination. Selected as the preferred location for many American Corporate businesses for their European HQ, the area provides a familiar business culture without the language barrier and a spring board into mainland Europe via Heathrow Airport.

Tech Nation 2015, Tech City's new report ranks Reading 4th for concentration of Tech jobs in the entire UK. 554,527 people are employed in this sector and 1 in 5 enterprises being Tech Firms.

Source: Tech Nation 2015

POPULATION

**The Thames Valley has a workforce of
1.7M people of which 650,000 live in
the greater Reading area**



EDUCATION



Reading university is in the top 1% of worlds universities

42% Degree level educated which is the 5th highest concentration in the UK

BUSINESS



2nd Highest Density of SME's outside of London

BUSINESSES BASED IN THE THAMES VALLEY

42,000





thehive**reading**.co.uk

SAY
HIVE



<contact us>

.....
For further information or to arrange a viewing please contact our agents:

Guy Parkes
gparkes@ra-re.co.uk
T. 0118 907 9700
D. 0118 907 1299

Roddy Abram
Roddy.Abram@knightfrank.com
T. 020 7629 8171
D. 020 7861 1280



.....
For themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

THEHIVEREADING.CO.UK

