

# one VALPY READING

**Managed office space**  
Suite A, Third floor – 7,208 sq ft  
From 50 workstations

A UNIQUE AND  
SUSTAINABLE BUILDING  
PERFECT FOR MODERN  
BUSINESSES



# CONTEMPORARY URBAN OFFICES LOCATED IN THE HEART OF READING'S CENTRAL BUSINESS DISTRICT

**One Valpy is a unique and high quality building in the best location in Reading town centre**

## LOCATION

Situated only a 2-minute walk to the train station and the new Elizabeth line. The building is within the central core of Reading with its many shops, cafes, bars and restaurants – everything is on your doorstep.

## OFFICES

The suite is fitted out to a high standard with a contemporary industrial finish. The suite is suitable for occupiers needing 50-80 workstations, with a large breakout kitchen area and ample meeting and boardroom facilities. There is a flexible furniture package available by negotiation to tailor the space to exact business requirements.

## MEETING ROOM

One Valpy offers all tenants access to a free bookable meeting area with the latest AV technology ready for video calls, board meetings or team break out.

## SUSTAINABILITY

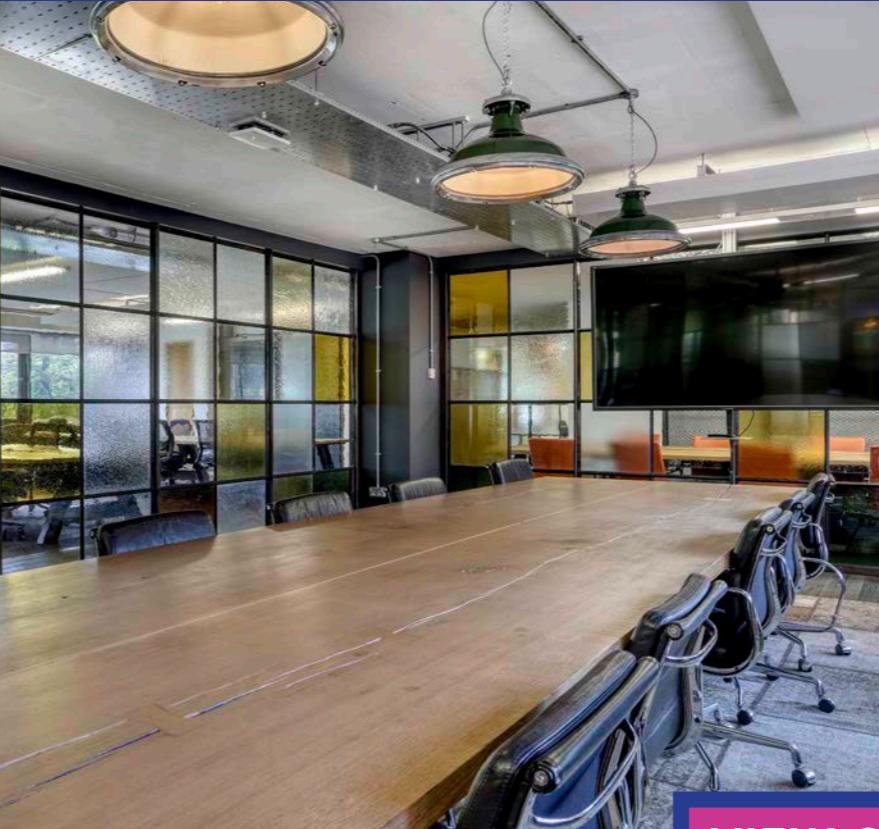
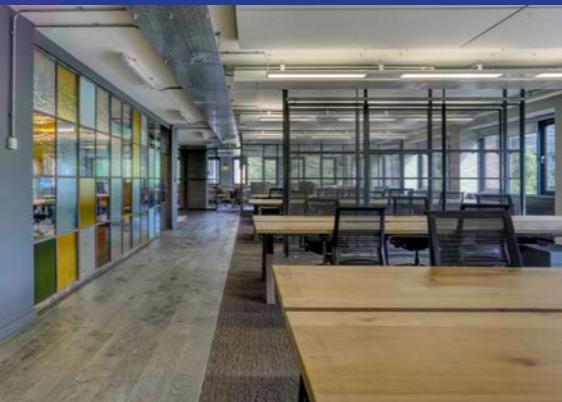
Built to be future proof. Achieving BREEAM Very Good and an EPC 'B' rating, with efficient heating and cooling systems, fast fibre connectivity and fully fitted offices to reduce business expenditure. One Valpy gives occupiers lower running costs and easy occupation to meet their needs.



**“ONE VALPY IS GENUINELY A WELCOMING PLACE TO WORK, WHICH STARTS WITH THE RECEPTION TEAM, WHO GREET EVERYONE WITH PROFESSIONALISM, WARMTH AND A SMILE.”**  
Nathan, Greater Western Railway

"THE IN-HOUSE FM TEAM ARE ALWAYS THERE WHEN WE NEED SUPPORT AND THEY ORGANISE FANTASTIC EVENTS WITH LOCAL SUPPLIERS. THE WEEKLY YOGA SESSIONS HAVE BEEN PARTICULARLY POPULAR WITH OUR COLLEAGUES."

Caren, Stibo Systems



[VIEW GALLERY](#)

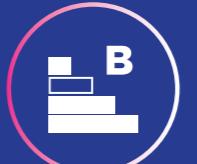
## SPECIFICATION



BREEAM  
VERY GOOD



WIREDSCORE  
GOLD



EPC B



HIGH QUALITY  
FITOUT



DIGITAL BUILDING  
MANAGEMENT  
SYSTEM



CHILLED BEAM  
AIR COOLING



DOUBLE-HEIGHT  
ENTRANCE  
AND RECEPTION



FREE TO USE  
AV ROOM /  
MEETING SPACE



EXPOSED CEILINGS  
WITH SUSPENDED  
LED LIGHTING



SHOWER FACILITIES  
WITH LOCKER SPACE



ELECTRIC CAR  
CHARGING POINTS



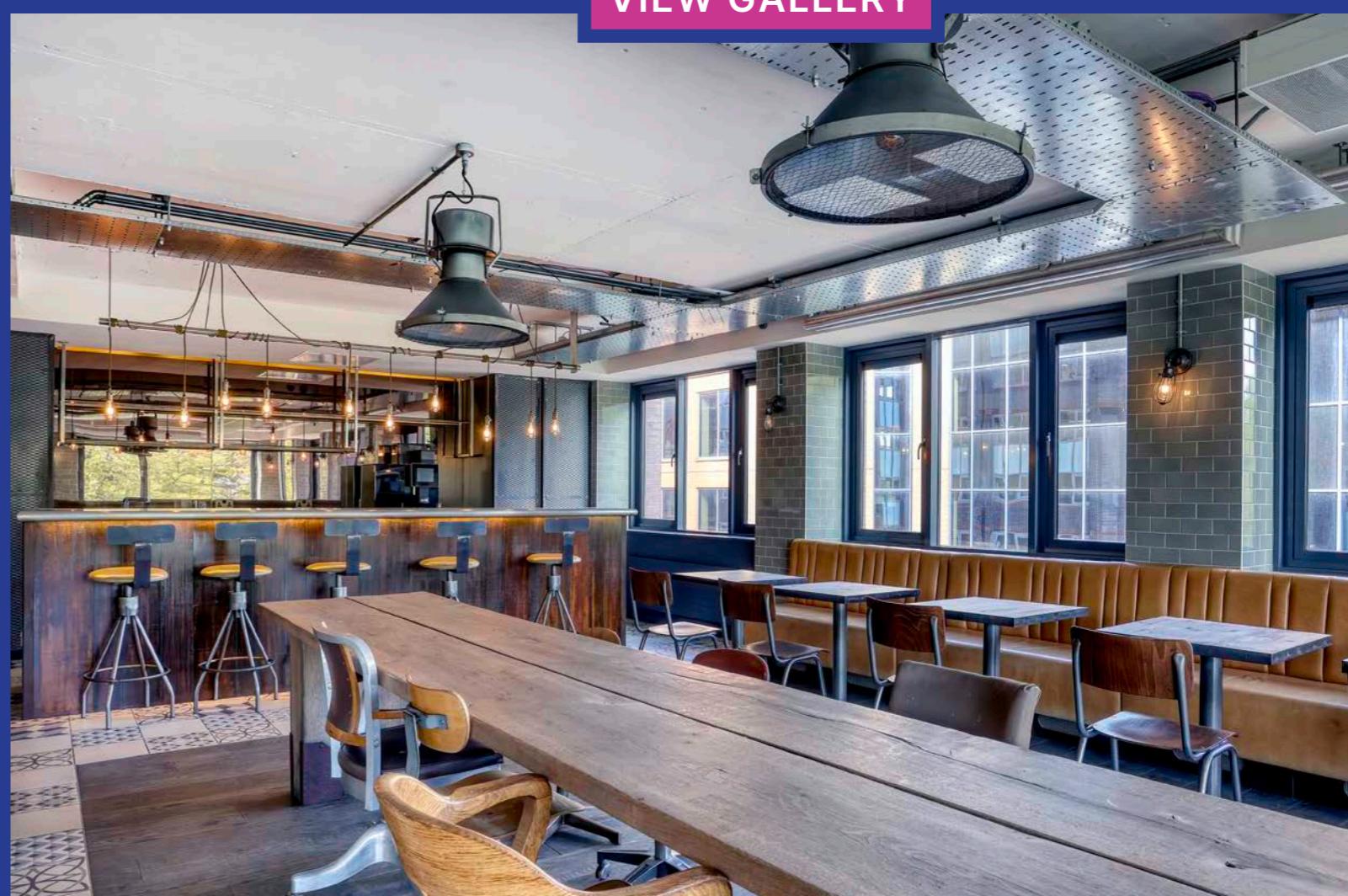
ONSITE SECURE  
CAR PARKING



RESTAURANT  
AND WINE BAR

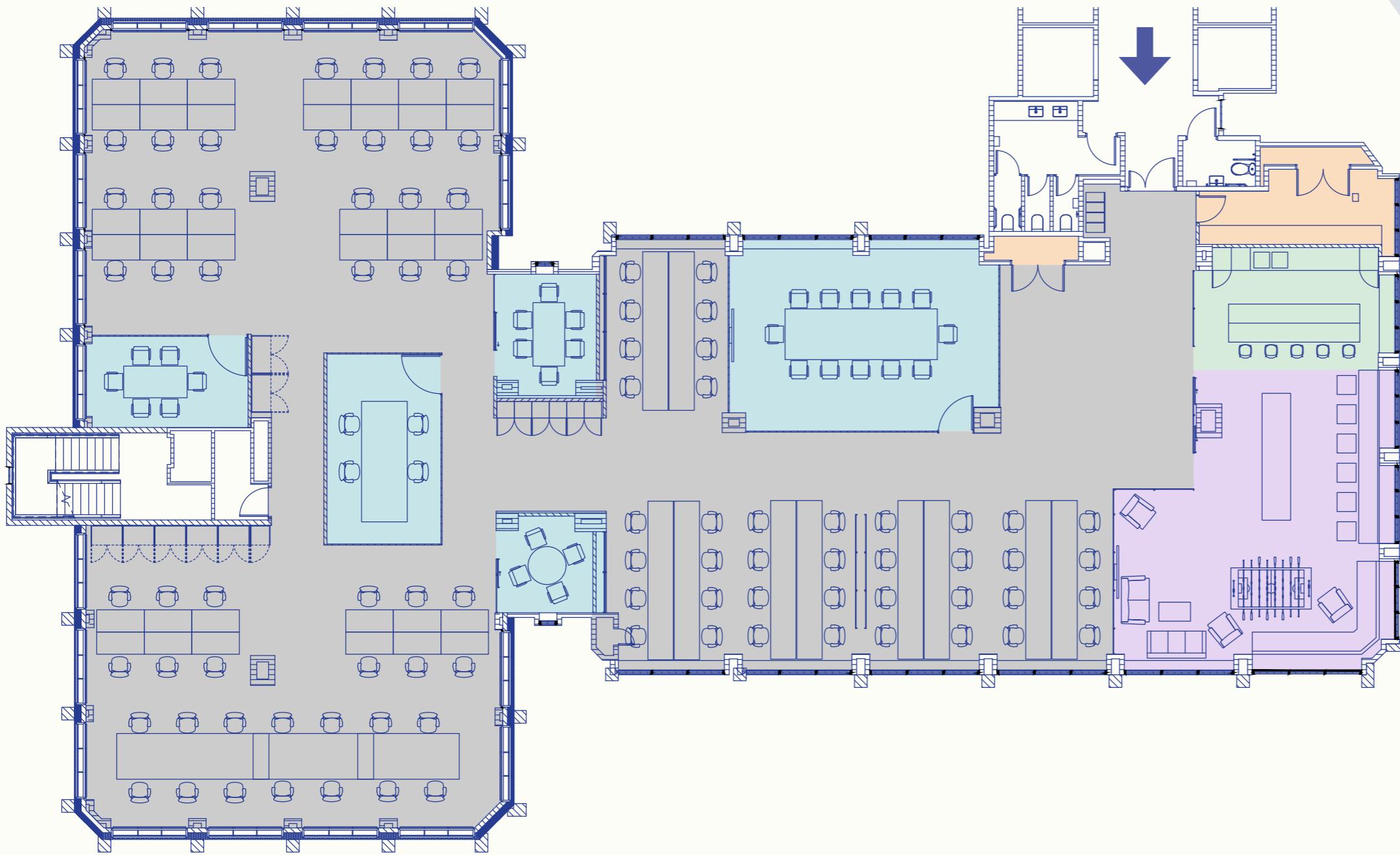


18 CYCLE  
SPACES



# THIRD FLOOR SUITE A 7,208 SQ FT UP TO 92 WORK STATIONS

"THE ROOMS AND OFFICES IN THIS BUILDING MAKE IT A COMFORTABLE ENVIRONMENT TO WORK IN THAT SUPPORT PRODUCTIVITY AND WELLBEING".  
Nathan, Greater Western Railway



- Office area
- Meeting rooms
- Modern kitchen
- Breakout spaces
- Storage space



## WHAT'S INCLUDED IN THE MANAGED PACKAGE?

The managed solution can be tailored to meet the occupier's needs but at a base level includes all of the following:

### LOCATION

- A fully fitted business suite including desks, seating, storage, kitchen and bar area, various breakout areas and dedicated meeting rooms
- Use of the common amenities which include: communal meeting room, male and female showers with independent changing facilities, lockers and bike storage
- There is an on site concierge and guest services facility that runs and organises events for the building and its occupants
- On site parking is available and EV charging points

### THE FINANCIALS

- Inclusive monthly rate
- Rent, Business Rates and Service Charge
- Full fibre connectivity
- All utility costs
- Cleaning
- Maintenance and repairs
- Buildings Insurance

The Landlord has partnered with RE-DEFINED, a nation-wide managed workspace operator giving tenants the opportunity to benefit from the arrangement or opt for a separate bespoke package.

## RECOMMENDED CORE SERVICES



REPAIRS AND  
MAINTENANCE



ALL-INCLUSIVE  
BILLING MANAGEMENT



DAILY  
CLEANING



SECURE HIGH-SPEED  
INTERNET



UTILITIES AND RATE  
MANAGEMENT



COFFEE, TEA  
AND SNACKS



REMOTE  
MANAGEMENT



BUILDING APP  
INTEGRATION

## OPTIONAL ADD-ONS



WELLNESS  
AND EVENTS



ENHANCED  
CONSUMABLES



UPGRADED  
CONNECTIVITY SUPPORT



FIT-OUT AND PROJECT  
MANAGEMENT

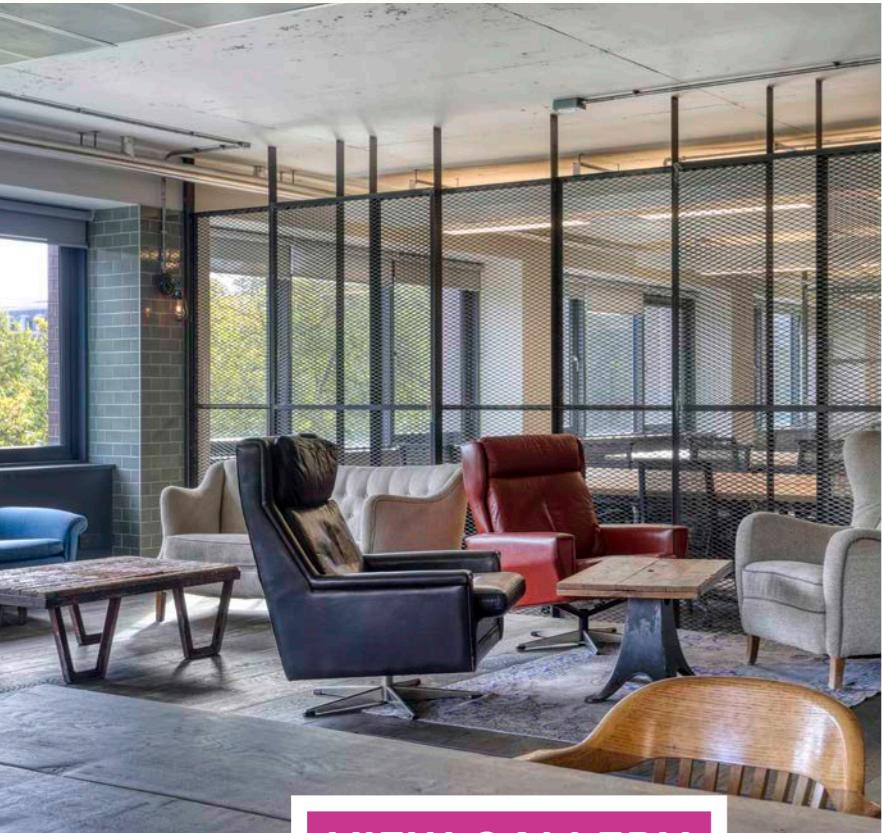


MEDICARE, VITALITY  
MEMBERSHIP



COMMUNITY  
MANAGER

ALL SOURCED  
THROUGH MAPP'S  
TRUSTED PROCUREMENT  
& SUPPLY CHAIN



[VIEW GALLERY](#)



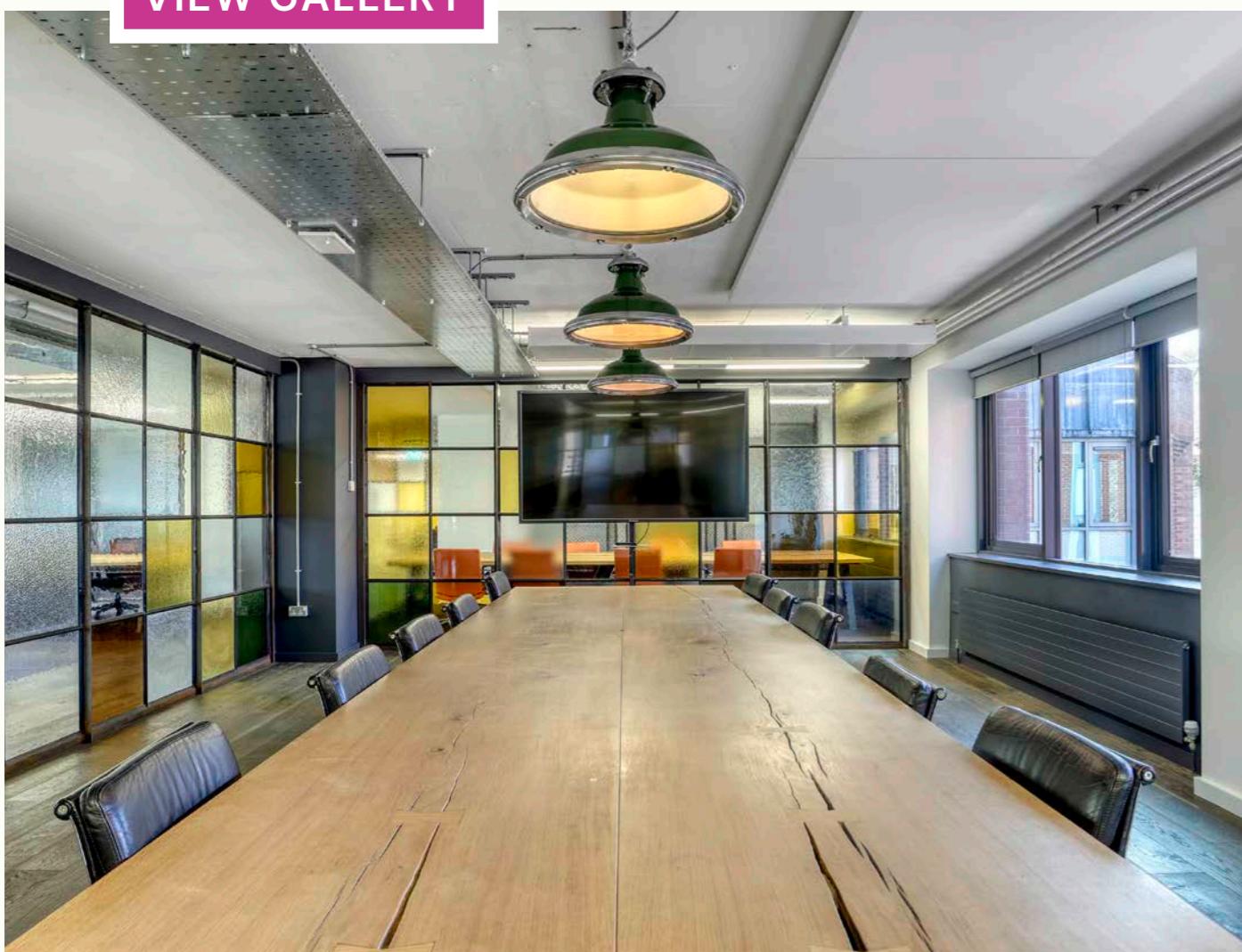
**"ALL STAFF ARE EXCEPTIONALLY FRIENDLY AND HELPFUL, NOTHING IS TOO MUCH TROUBLE. THE BUILDING AREAS ARE VERY NICE AND THE EVENTS, WOW THEY ARE AMAZING."**

Debbie, Clifton Ingram



**"WE'VE BEEN WORKING OUT OF ONE VALPY FOR SOME YEARS NOW AND ENJOY THE CENTRAL LOCATION AND THE AMENITIES."**

Caren, Stibo Systems



**one**  
VALPY  
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