

**one**  
VALPY  
READING

**High quality, fitted offices**  
Suite A, Fourth floor – 7,180 sq ft  
From 58+ 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 refurbished and fully fitted to a very high standard. The space has been designed to allow occupiers room to grow.

### 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](#)

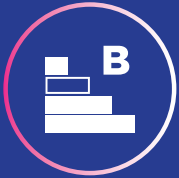
# SPECIFICATION



BREEAM  
VERY GOOD



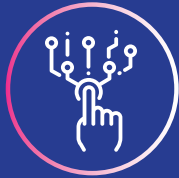
WIREScore  
GOLD



EPC B



FULLY FITTED &  
READY TO OCCUPY



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



BROADBAND FIBRE  
CONNECTIVITY



SHOWER FACILITIES  
WITH LOCKER SPACE



ELECTRIC CAR  
CHARGING POINTS



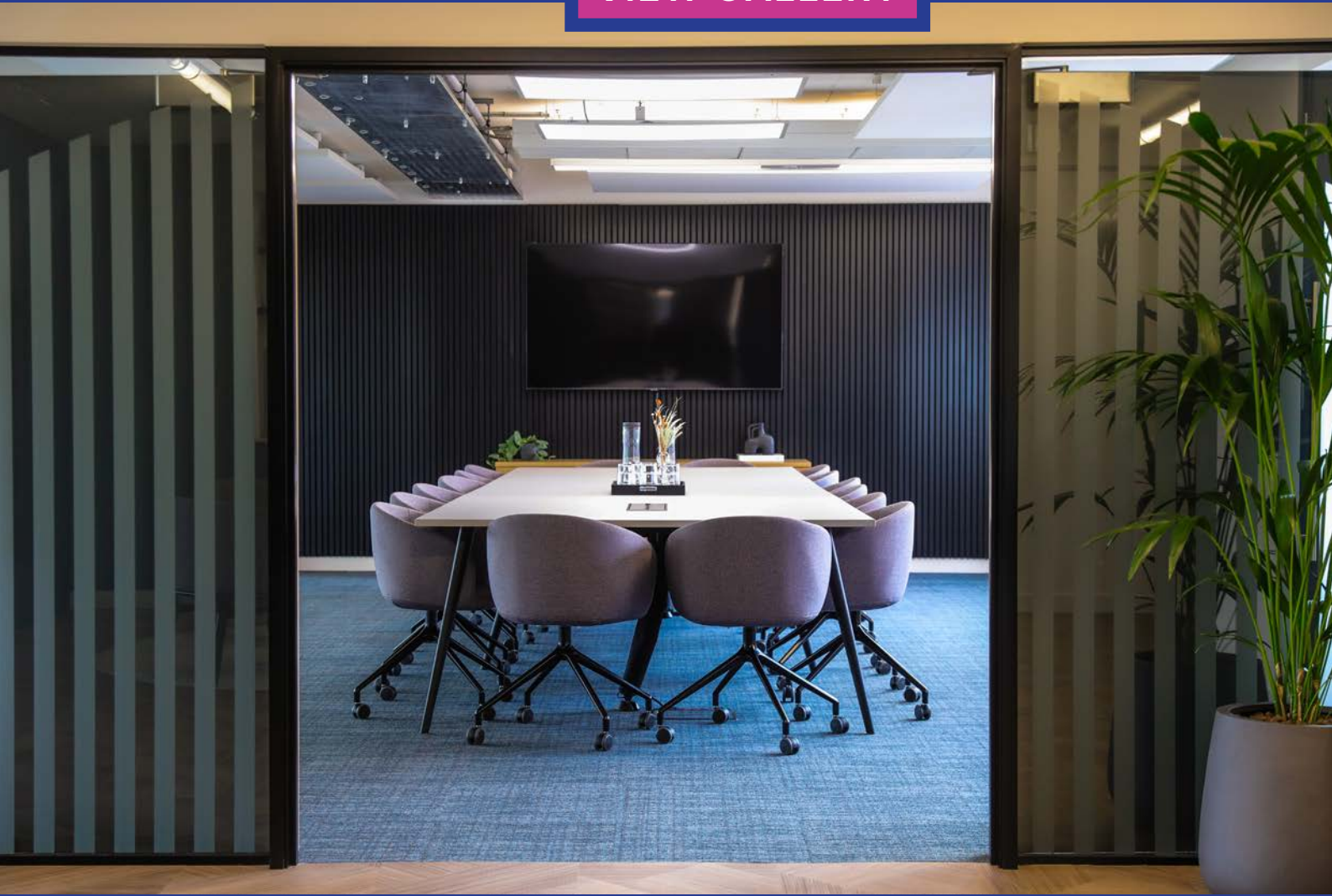
ONSITE SECURE  
CAR PARKING



RESTAURANT  
AND WINE BAR



18 CYCLE  
SPACES



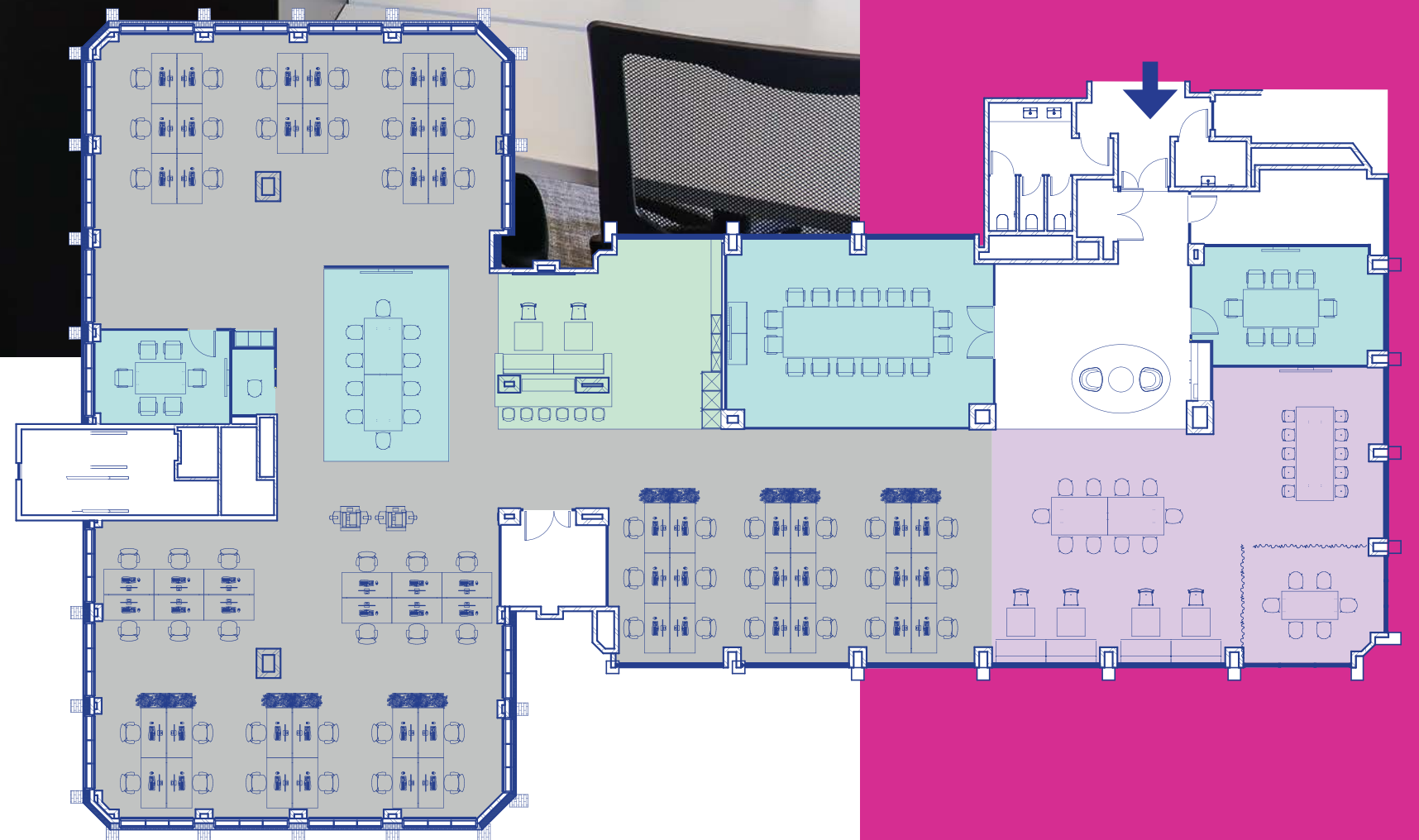


onevalpy.co.uk

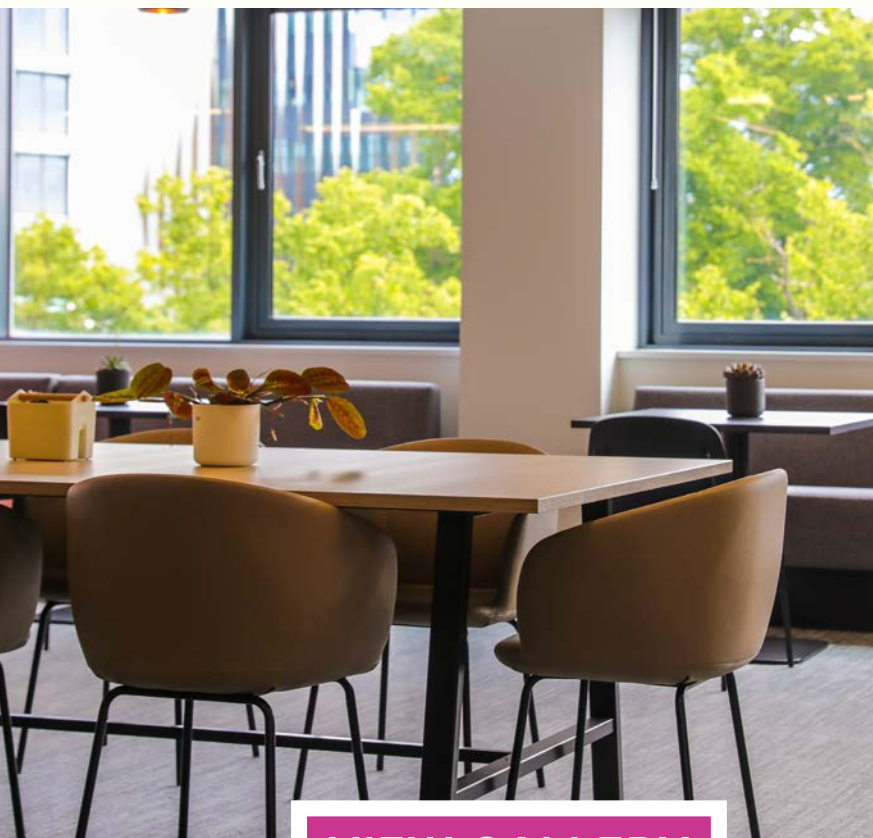
"THE ROOMS AND OFFICES  
IN THIS BUILDING MAKE IT A  
COMFORTABLE ENVIRONMENT  
TO WORK IN THAT SUPPORT  
PRODUCTIVITY AND WELLBEING".  
Nathan, Greater Western Railway

- From 58 desks
- 5 meeting rooms
- Modern kitchen
- 4 breakout spaces

**FOURTH FLOOR**  
**SUITE A – 7,180 SQ FT**  
**FROM 58+ WORKSTATIONS**





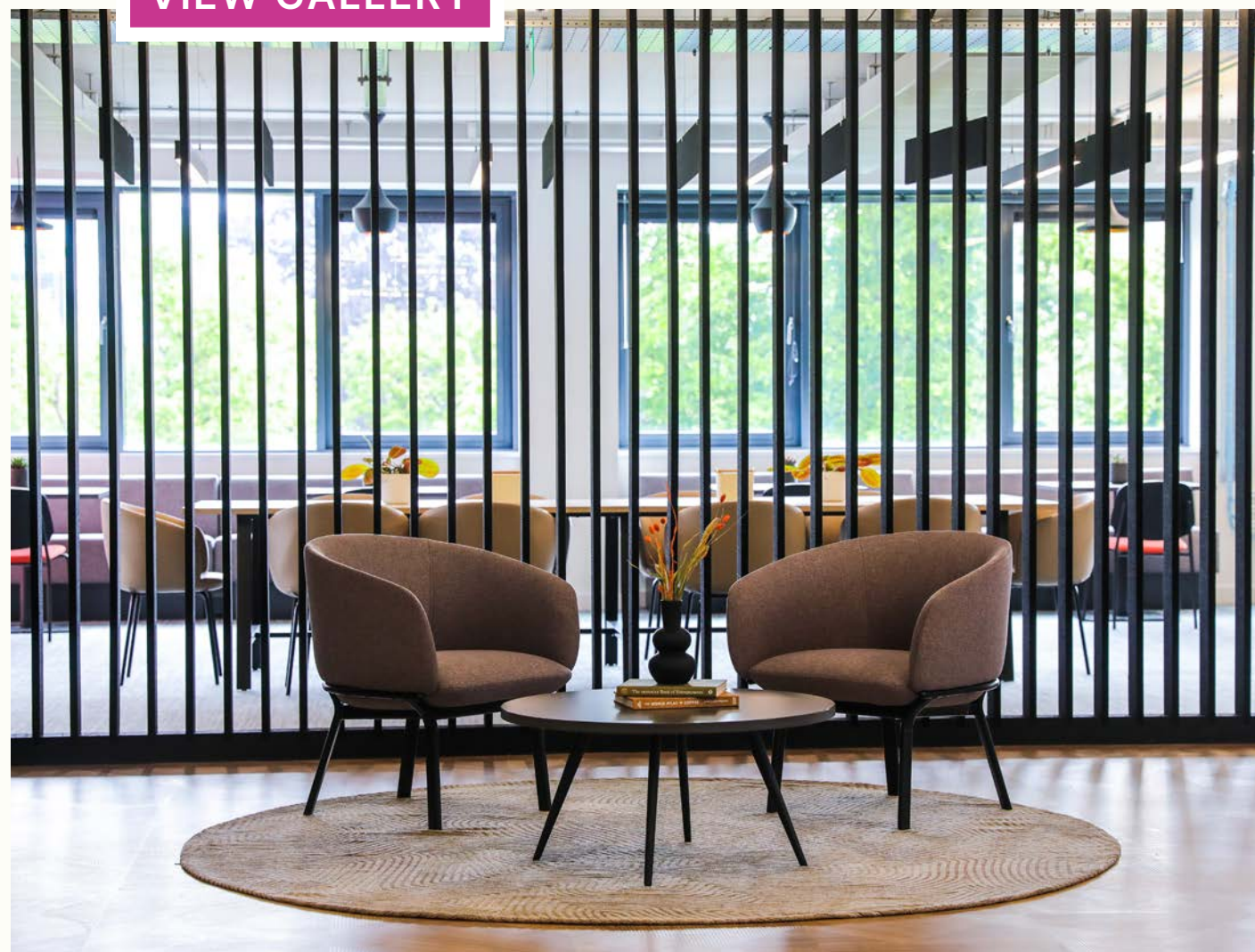


"ALL STAFF ARE EXCEPTIONALLY FRIENDLY AND HELPFUL, NOTHING IS TOO MUCH TROUBLE. THE BUILDING AREAS ARE VERY NICE AND THE EVENTS, WOW THEY ARE AMAZING."  
Debbie, Clifton Ingram



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

VIEW GALLERY



**one**  
VALPY  
READING RG1 1AR

**HOLLIS  
HOCKLEY**

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