



one

VALPY

READING RG1 1AR

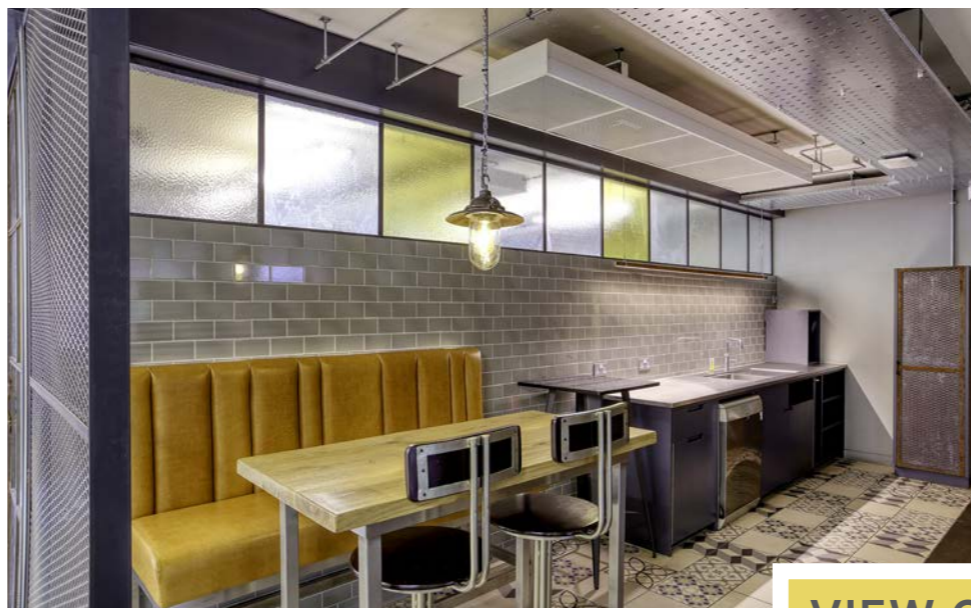
Managed office space

Suite A, Third floor

7,208 sq ft

From 50 workstations





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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.

A unique and sustainable building perfect for modern businesses








THIRD FLOOR SUITE A 7,208 SQ FT

Up to 92 Work Stations

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



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 | 
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

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:

The space

- 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



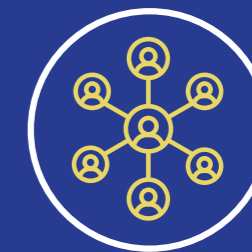
Upgraded connectivity support



Fit-out and project management



Medicare, Vitality membership



Community manager



[VIEW GALLERY](#)



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