



# MANOR PARK

MANOR FARM ROAD  
READING | RG2 0NA

1,255 SQ FT TO 8,343 SQ FT  
(117 SQ M TO 775 SQ M)

**GRADE A OFFICE SPACE TO LET**

[manorparkreading.com](http://manorparkreading.com)





## OVERVIEW

**Manor park is a 118,800 sq ft business and technology campus comprising three buildings which provide flexible, modern office space.**

It has already attracted major corporate occupiers and any incoming tenant has the opportunity to join a quality campus offering the ideal, flexible work environment for today's discerning corporate occupier.



# GAINSBOROUGH HOUSE

2,830 – 8,343 sq ft

**GROUND FLOOR, NORTH**

FITTED

Fully fitted suite of 8,343 sq ft  
with ability to split from 2,830 sq ft.

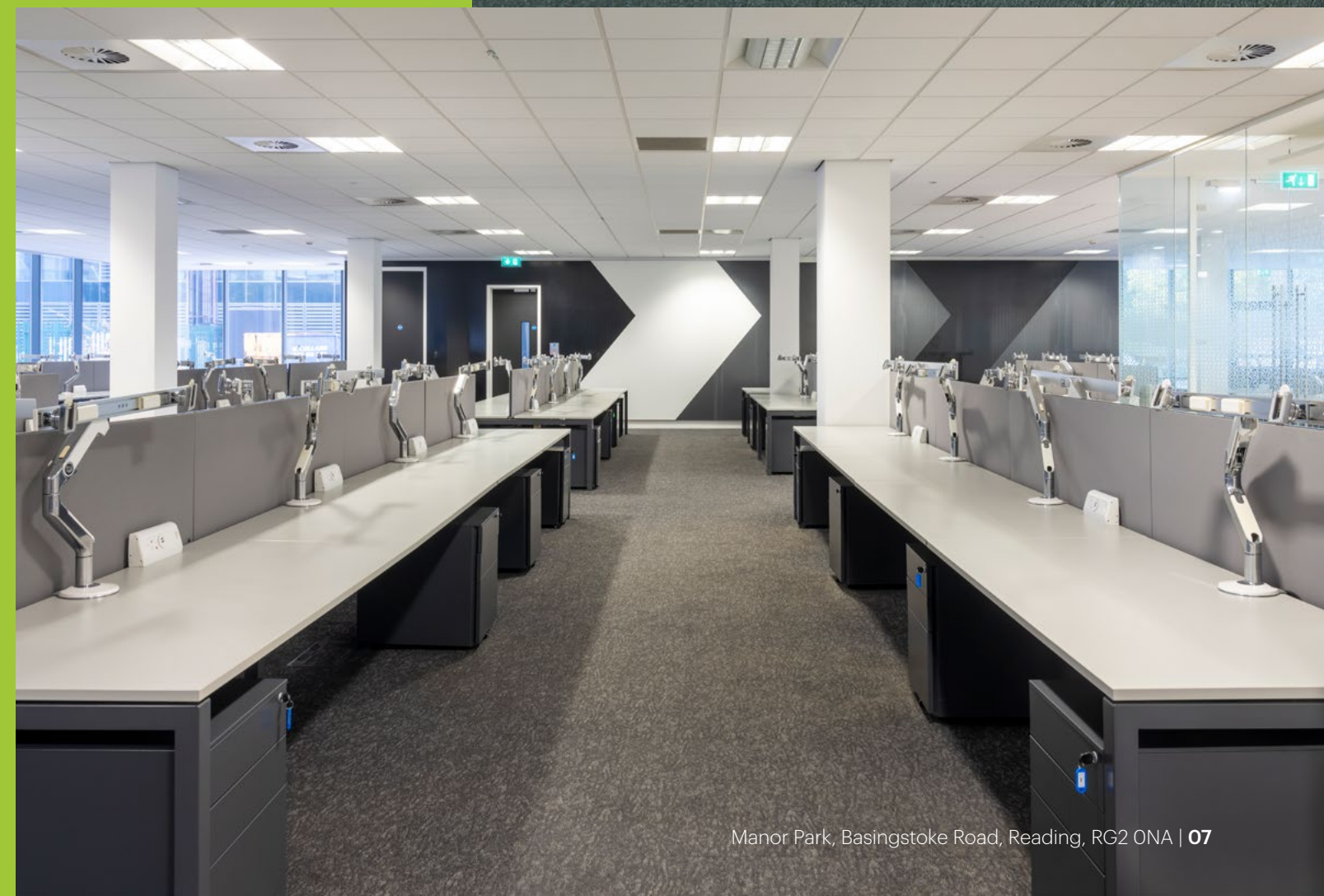
Overflowing with natural light from floor-to-ceiling windows, this versatile headquarters provides an inspiring and exceptional working environment. The central core offers high specification services that are able to support a modern and productive workplace.







A STRIKING  
HEADQUARTERS  
OFFICE BUILDING,  
MODERN, BRIGHT,  
& NOTEWORTHY.





# GAINSBOROUGH HOUSE

## FLOOR PLAN

2,830 – 8,343 sq ft














GROUND FLOOR, NORTH

FITTED

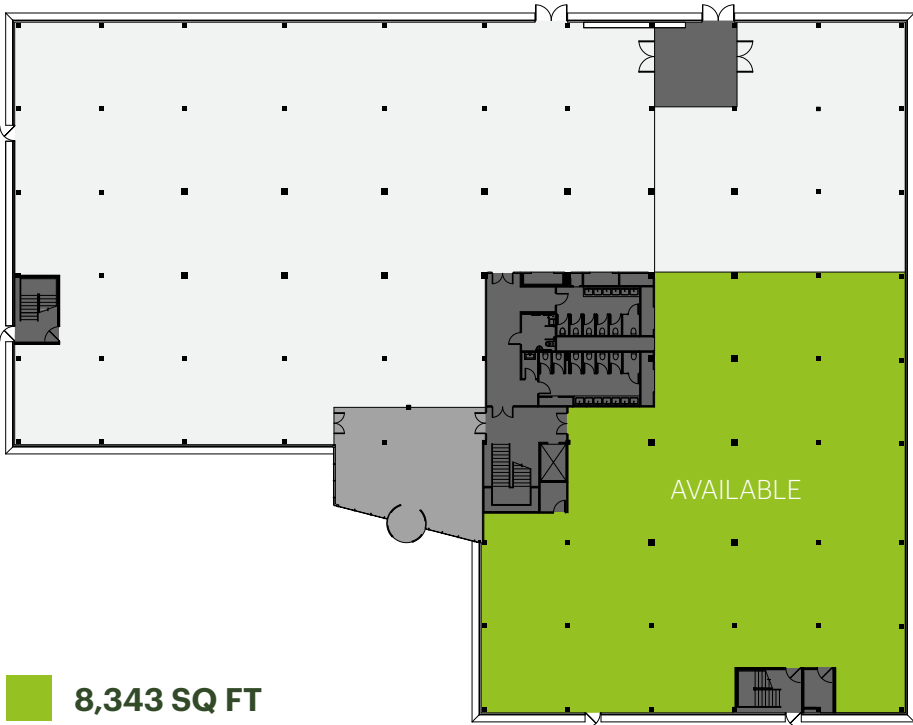
Fully fitted suite of 8,343 sq ft with ability to split from 2,830 sq ft.

Surrounded by open space with generous car parking, the L-shaped layout and double-height reception atrium creates a grand courtyard feel to the main entrance. This imposing and versatile building provides an inspirational work environment.

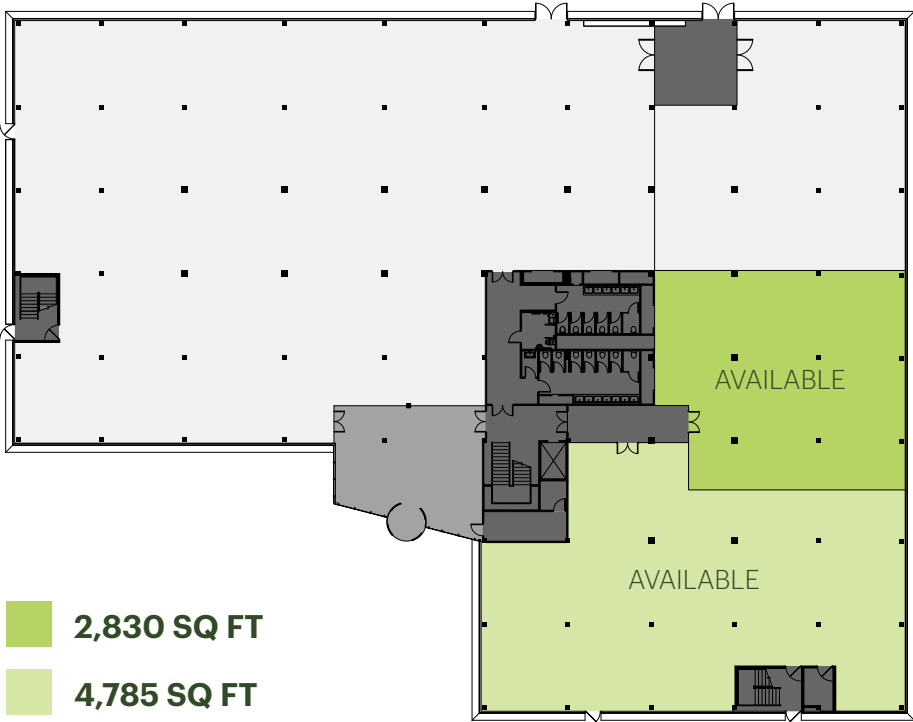
### SPECIFICATION

-  VRV air conditioning
-  Double-height atrium reception area
-  10 person passenger lift
-  Suspended ceilings
-  LG7 compatible lighting
-  Fully accessible raised floors
-  Male, female and disabled WCs
-  Showers for your runners and cyclists
-  DDA compliant
-  EPC - C (64)
-  BREEAM Very Good
-  Cycle racks
-  Parking ratio of 1:250

### FULLY FITTED SUITE – 8,343 SQ FT



### DEMISE SPLIT OPTIONS (INDICATIVE)





# BLAKE HOUSE

1,255 sq ft

## PART GROUND FLOOR, SOUTH

FITTED

Blake House has recently been renewed to a very high specification, mechanical and electrical systems upgraded, the reception area being refreshed and the building infrastructure being reclad and reglazed. The building has a generous availability of car parking with a parking ratio of 1:250.





MODERN FULLY  
FITTED GRADE A  
OFFICE SPACE  
AVAILABLE IN  
A BRIGHT AND  
CONTEMPORARY  
ENVIRONMENT



All photography of first floor





# BLAKE HOUSE

## FLOOR PLAN













1,255 sq ft

PART GROUND FLOOR, SOUTH

FITTED

Blake House comprises of nearly 16,000 sq ft of office space over two floors; 7,963 on the first floor and 7,810 on the ground floor. Arranged simply around a central core and opening up natural light from every aspect. Blake House offers a contemporary, fully fitted office solution that promotes collaboration and provides an ideal, bright and conducive working environment.

### SPECIFICATION

-  VRV air conditioning
-  Double-height atrium reception area
-  10 person passenger lift
-  Suspended ceilings
-  LG7 compatible lighting
-  Fully accessible raised floors
-  Male, female and disabled WCs
-  Showers for your runners and cyclists
-  DDA compliant
-  EPC - C (71)
-  Cycle racks
-  Parking ratio of 1:250

### PART GROUND FLOOR, SOUTH





# LOCATION

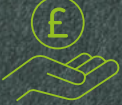
Manor park sits in a prime location that offers easy and convenient access to a wide range of local amenities including health, leisure and retail outlets, hotels and restaurants.

The Hilton Hotel, LivingWell Health Club, Kennet Island Piazza & Residential, Morrisons Supermarket and the Brunel Retail Park are all within a 5 minute walk.

Regular shuttle bus services run between Manor Park and Reading town centre and train station morning and afternoon (Every 6-8 minutes at peak times).



ON-SITE  
PARKING  
AT 1:250



COST  
EFFECTIVE

MANOR  
PARK



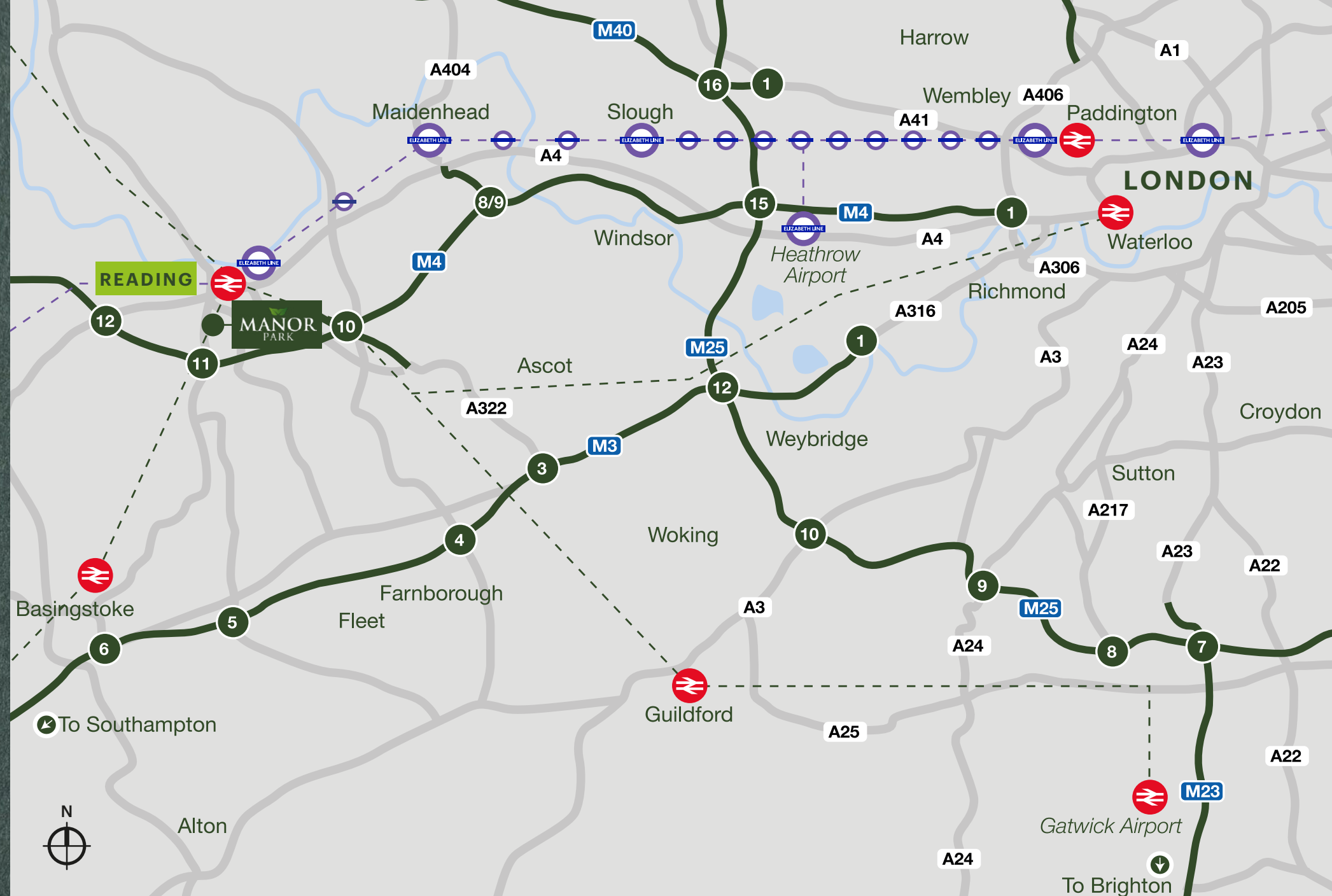
FLEXIBLE  
USAGE



# CONNECTIVITY

Reading is an established commercial location strategically placed at the heart of the Thames Valley, approximately 40 miles west of Central London.

Manor Park is approximately 3 miles to the south of Reading town centre fronting the B3031 Basingstoke Road and located on Manor Farm Road.



Shuttlebus to  
Reading  
centre every  
6–8 mins



1.5 miles  
from M4



35 mins  
to Heathrow



30 mins  
to London



A train every  
2.5 minutes at  
peak times

## BY ROAD

J11 of M4 .....	1.5 miles
Reading Town Centre .....	2.5 miles
Maidenhead .....	16 miles
Slough .....	20 miles
Heathrow Airport .....	27 miles
Swindon .....	41 miles
London .....	42 miles
Bristol .....	78 miles

Source: The AA

## BY RAIL

Maidenhead .....	14 mins
Slough .....	14 mins
Swindon .....	27 mins
London Paddington .....	30 mins
Bristol .....	53 mins
Heathrow Airport .....	60 mins

Source: National Rail





# MANOR PARK

MANOR FARM ROAD  
READING | RG2 0NA

## CONTACT



### Alec White

07775 595 174  
alecwhite@haslams.co.uk

### Harry Bevins

07725 277 556  
harrybevins@haslams.co.uk

## CAMPBELL GORDON

### Rob Marson

07778 467 781  
rob@campbellgordon.co.uk

### Lewis Holmes

07767 204 895  
lewis@campbellgordon.co.uk

[manorparkreading.com](http://manorparkreading.com)