



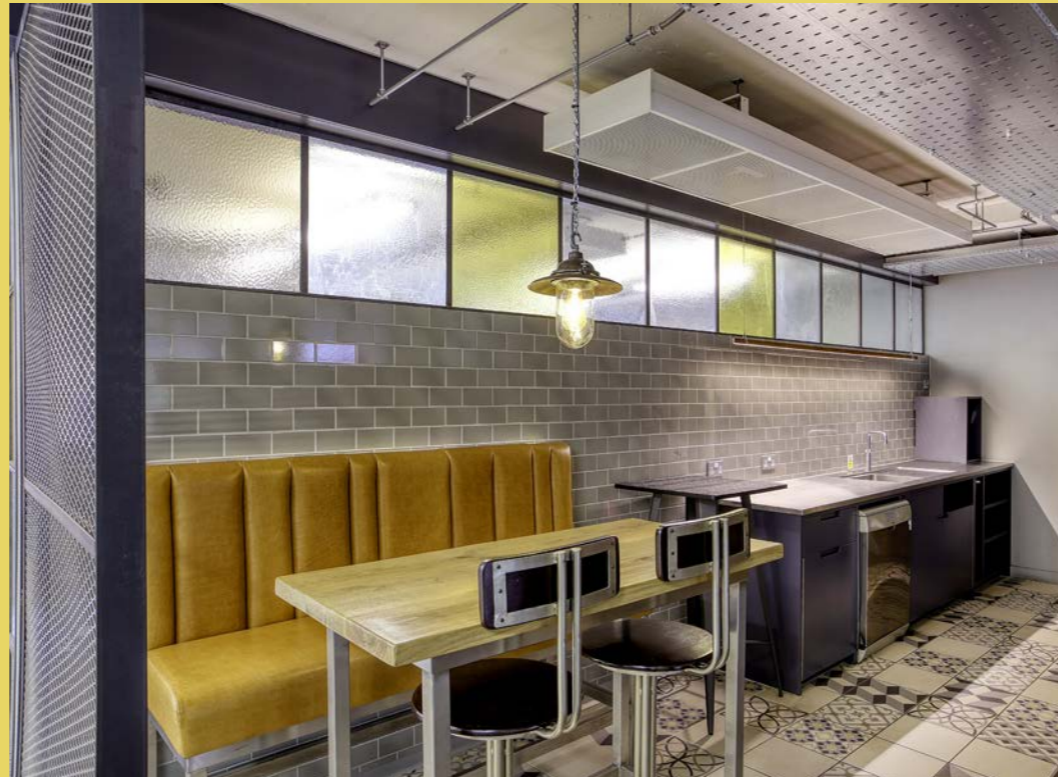
one

VALPY

READING

ONE VALPY, READING RG1 1AR

THIRD FLOOR
SUITE B – 3,497 SQ FT
FROM 20 WORKSTATIONS



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 20–40 workstations, with ample meeting and boardroom facilities. There is a flexible furniture package available by negotiation to tailor the space to exact business requirements.

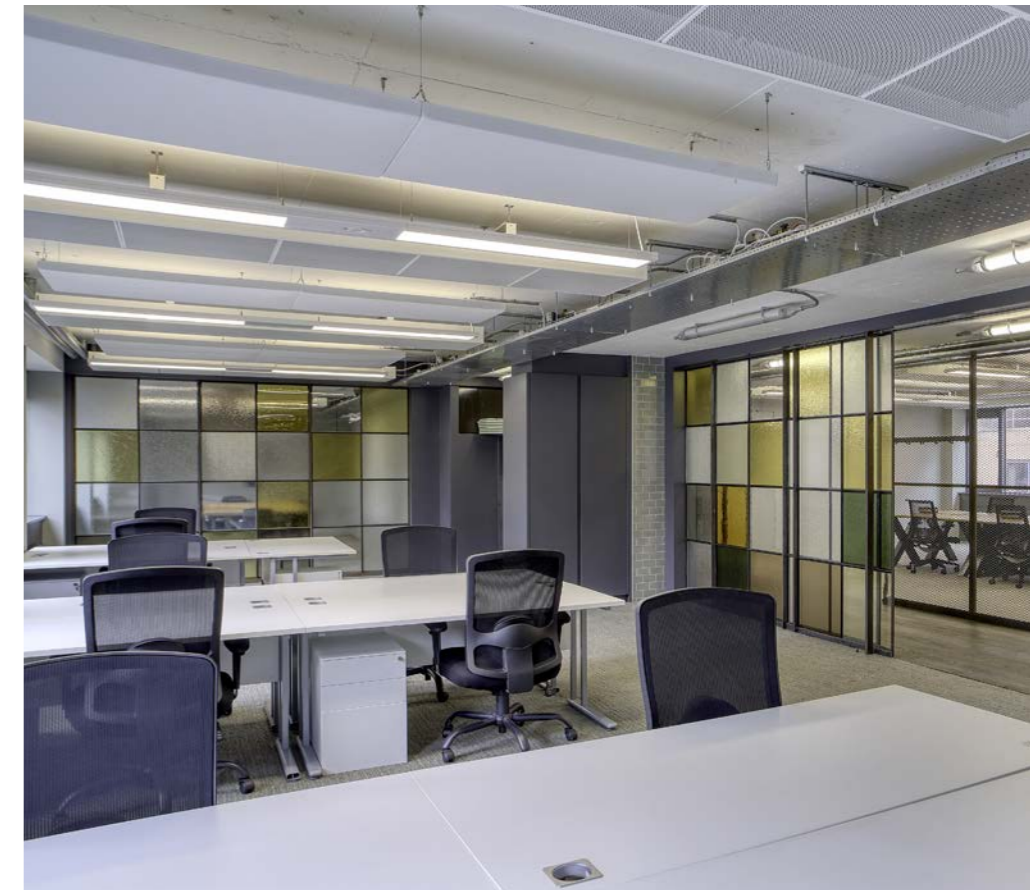
Meeting Room

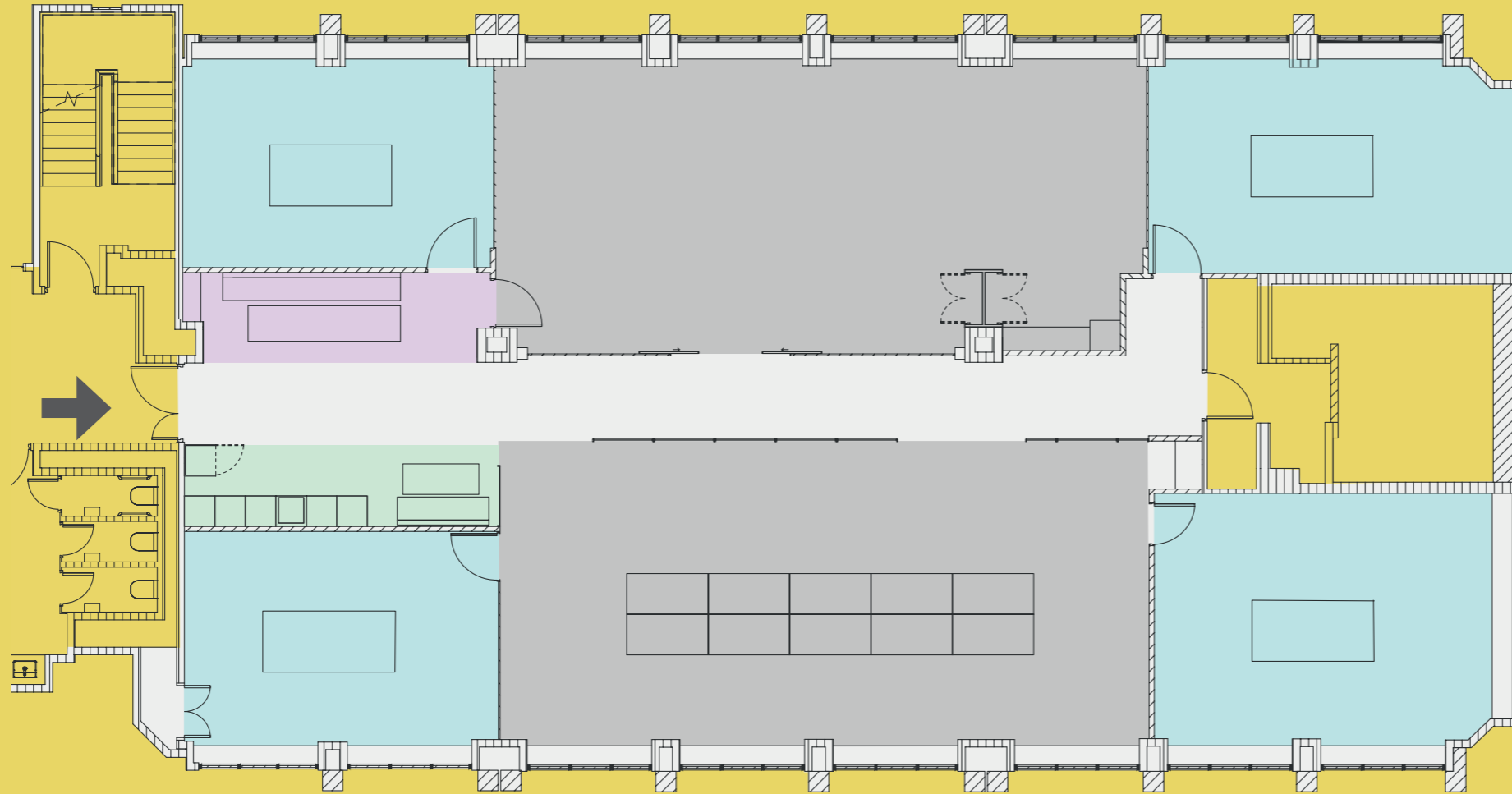
One Valpy offers all tenants access to a free bookable meeting area with the latest AV technology ready for video calls, board meetings or team break out.

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 B 3,497 SQ FT

- Office area

- Meeting rooms

- Modern kitchen

- Breakout 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
parking



Restaurant and
Wine Bar



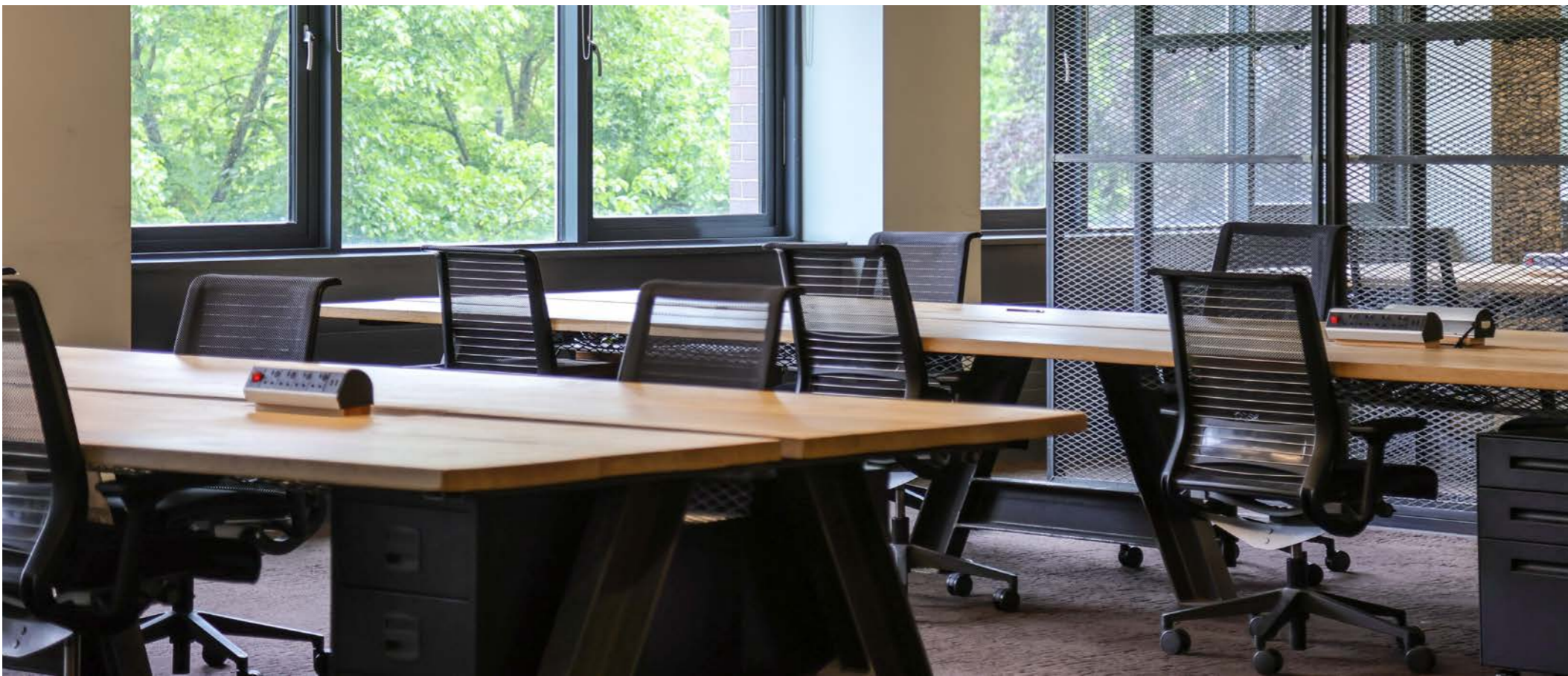
18 cycle spaces



onevalpy.co.uk



VIEW GALLERY



**HOLLIS
HOCKLEY**

Chris Barrs
T: 07779 010 839
E: chris.barrs@hollishockley.co.uk

Alice Hilliard
T: 07557 280 885
E: alice.hilliard@hollishockley.co.uk

**PARKINSON
REAL ESTATE**

Darren Parkinson
T: 07802 889830
E: darren@parkinsonre.co.uk

onevalpy.co.uk

