



# one

## VALPY

READING

ONE VALPY, READING RG1 1AR

**THIRD FLOOR**  
**SUITE A – 7,225 SQ FT**  
FROM 50 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 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.

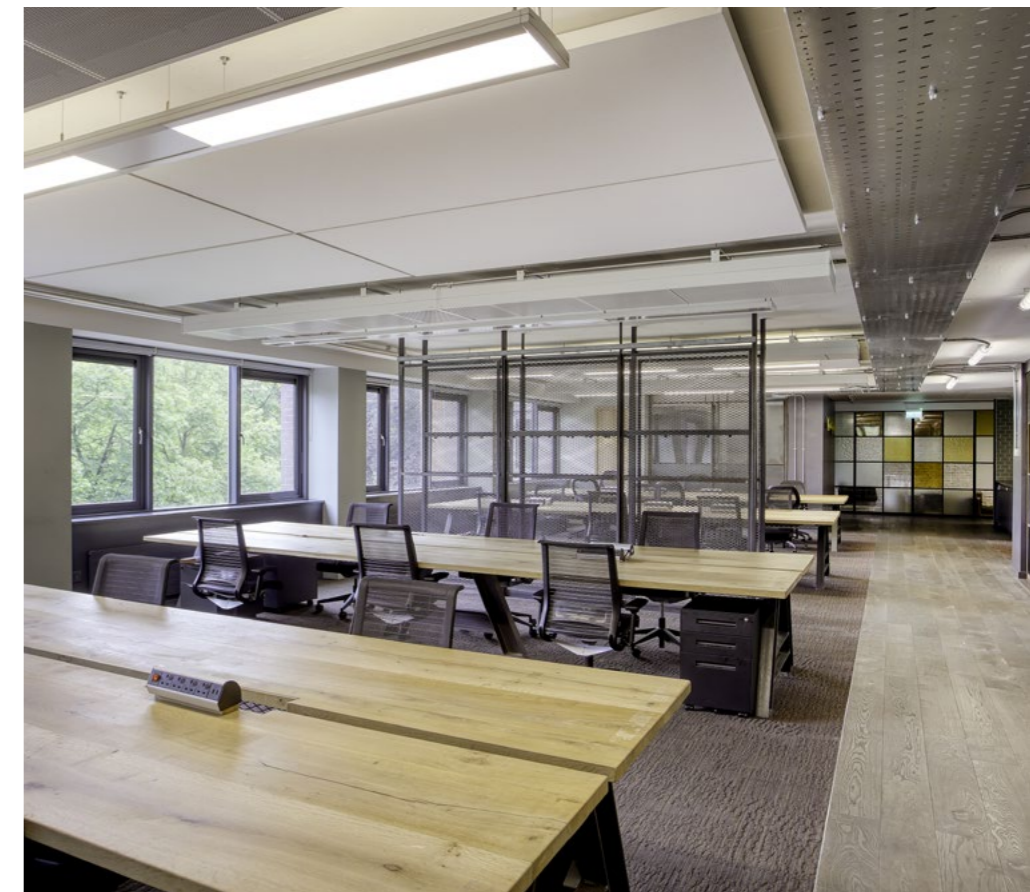
#### **Meeting Room**

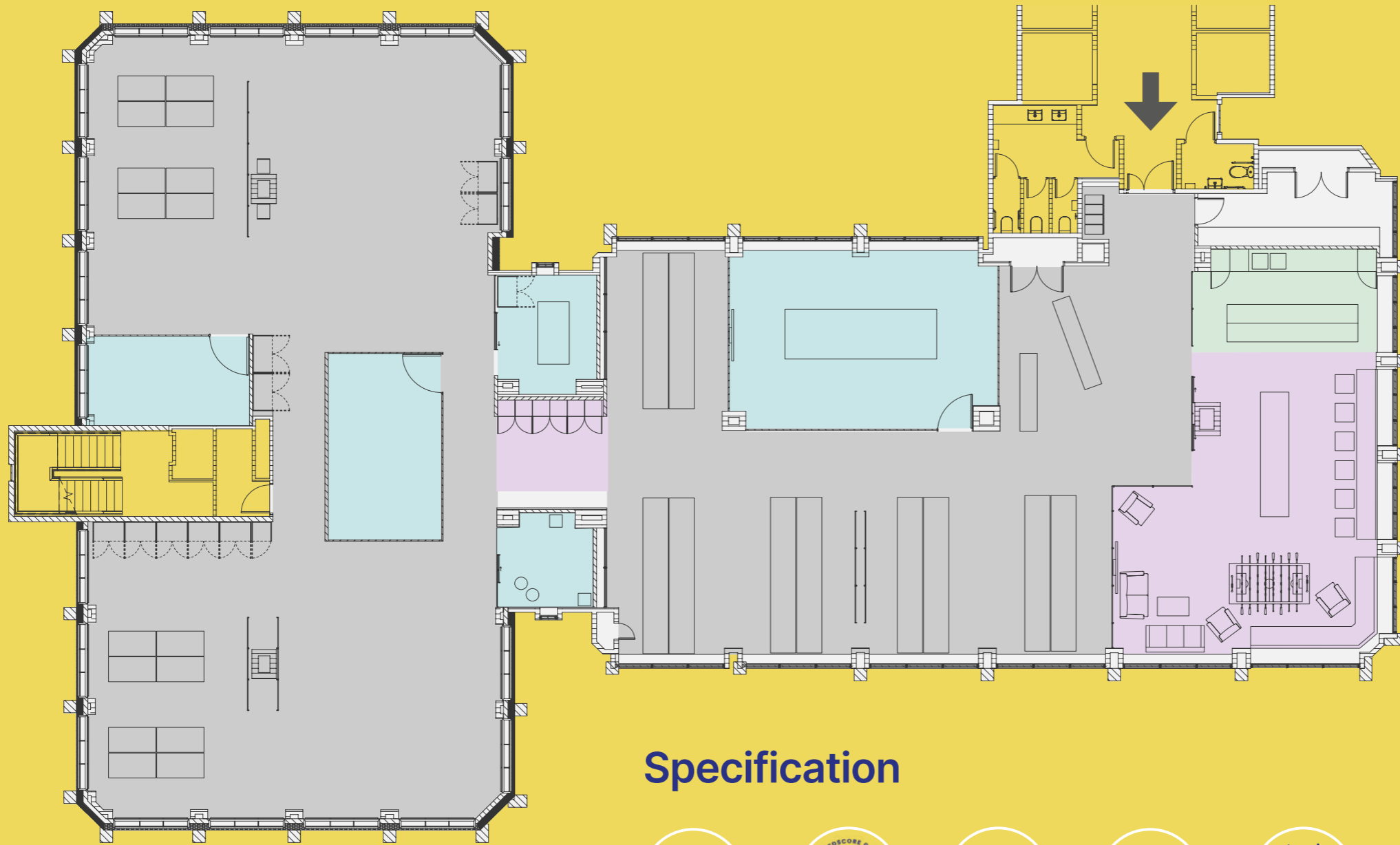
One Valpy offers all tenants access to a free bookable meeting area with the latest AV technology ready for video calls, board meetings or team break out.

#### **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 7,225 SQ FT

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

## 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

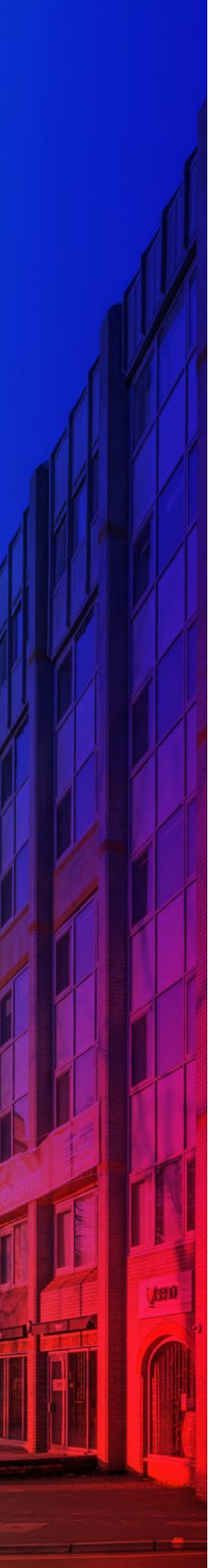


Restaurant and  
Wine Bar

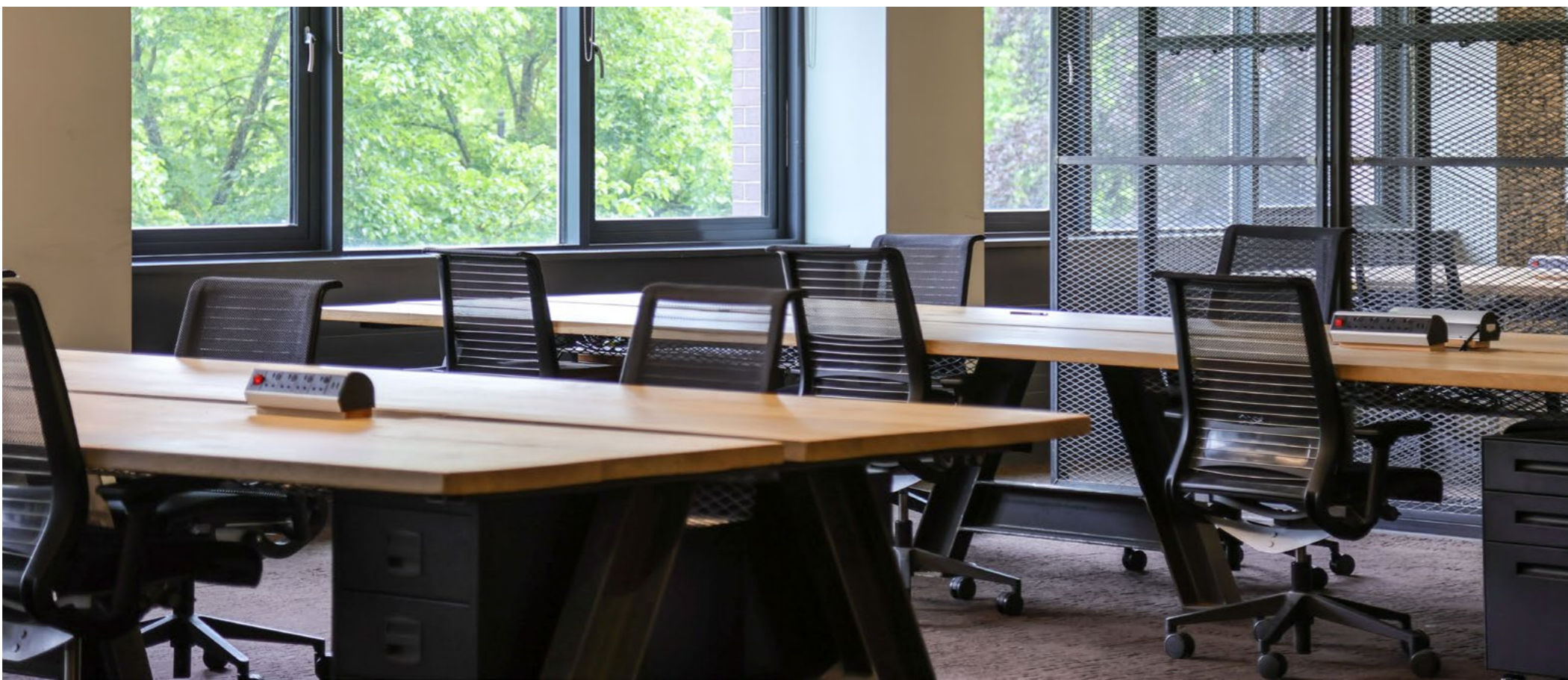
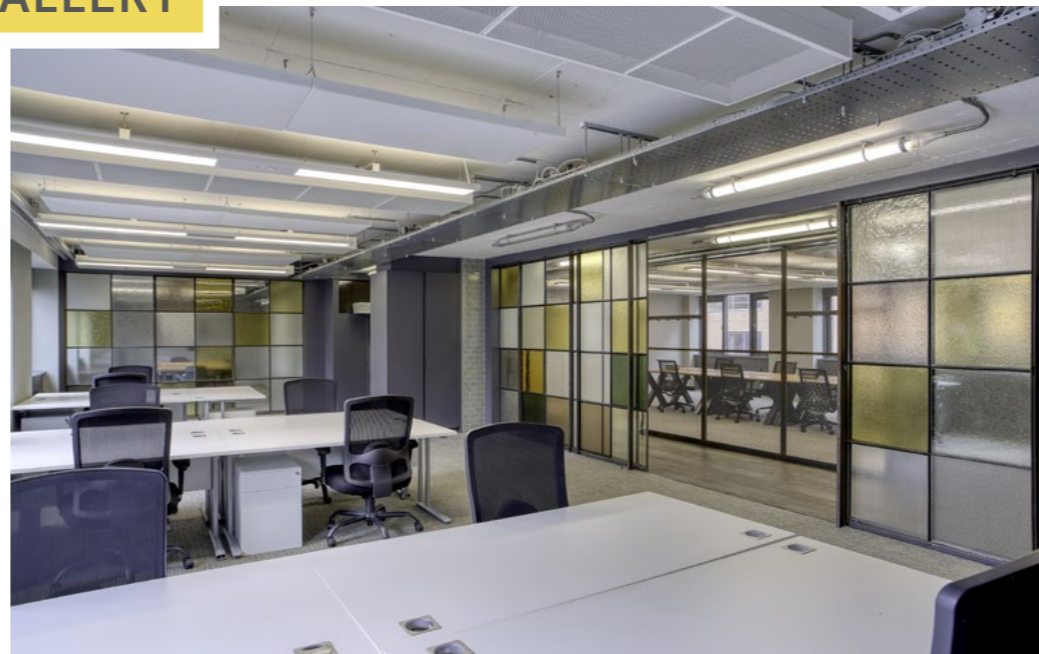


18 cycle spaces





VIEW GALLERY



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