



**MANOR**  
PARK

**MANOR FARM ROAD  
READING | RG2 0NA**

2,544 SQ FT TO 8,139 SQ FT  
(236 SQ M TO 756 SQ M)

**GRADE A OFFICE SPACE TO LET**

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

8,139 sq ft

**GROUND FLOOR, NORTH**

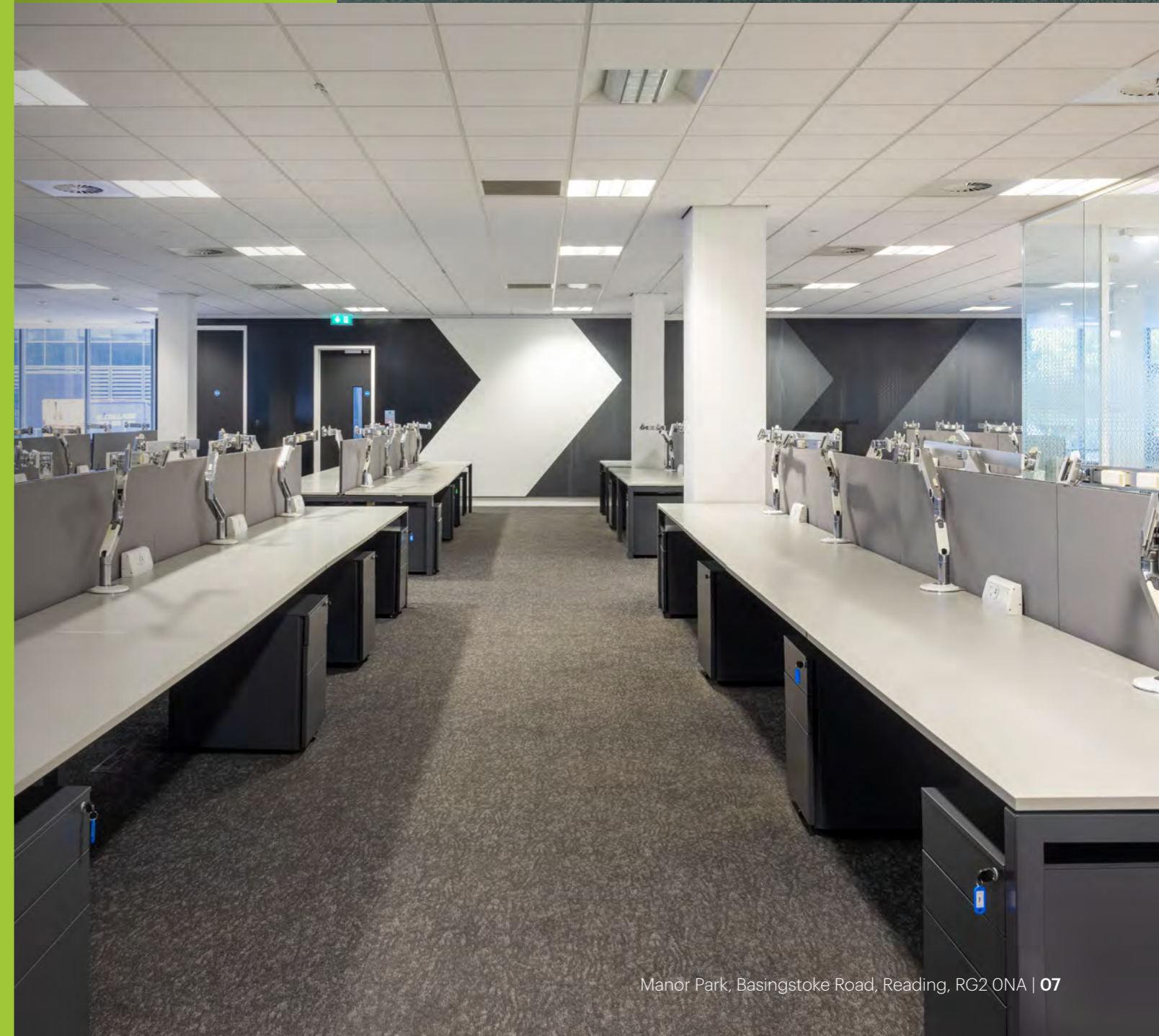
FITTED

Overflowing with natural light from floor-to-ceiling windows, this versatile headquarters provides an inspiring and exceptional working environment. Laid out around a central core which houses modern high specification services, the possibilities are endless for creating an exceptional working environment.





A STRIKING  
SELF-CONTAINED  
HEADQUARTERS  
OFFICE BUILDING,  
MODERN, BRIGHT,  
& NOTEWORTHY.



# GAINSBOROUGH HOUSE

## FLOOR PLAN

8,139 sq ft

GROUND FLOOR, NORTH

FITTED

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
- ★ C Rating Energy Performance Certificate
- 🏠 BREEAM Very Good
- 🚲 Cycle racks
- 🚗 Parking ratio of 1:250

### GROUND FLOOR, NORTH



# BLAKE HOUSE

2,544 sq ft

**PART GROUND FLOOR, SOUTH**

CAT A

5,065 sq ft

**PART FIRST FLOOR, NORTH**

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 recladded and reglazed. The services are high specification and the environmental credentials are impressive.



MODERN CAT A  
AND FULLY FITTED  
GRADE A OFFICE  
SPACES AVAILABLE  
IN A BRIGHT  
ENVIRONMENT



# BLAKE HOUSE FLOOR PLANS

2,544 sq ft

PART GROUND FLOOR, SOUTH

CAT A

5,065 sq ft

PART FIRST FLOOR, NORTH

FITTED

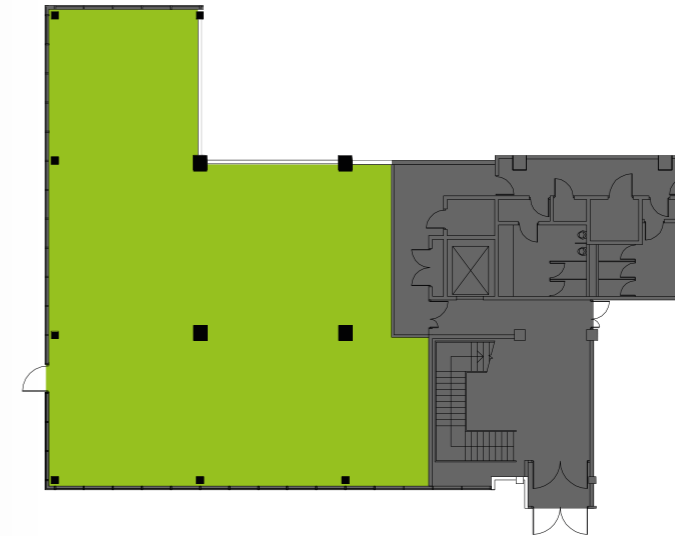
Blake House offers nearly 16,000 sq ft of office space over two floors; 7,963 on the first floor and 7,919 on the ground floor. Arranged simply around a central core and opening up natural light from every aspect. This fully refurbished building gives you a wealth of layout options and will allow you to design a workspace that will help you drive your business forward and provide your colleagues with 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
- ★ B Rating Energy Performance Certificate
- 🚲 Cycle racks
- 🚗 Parking ratio of 1:250

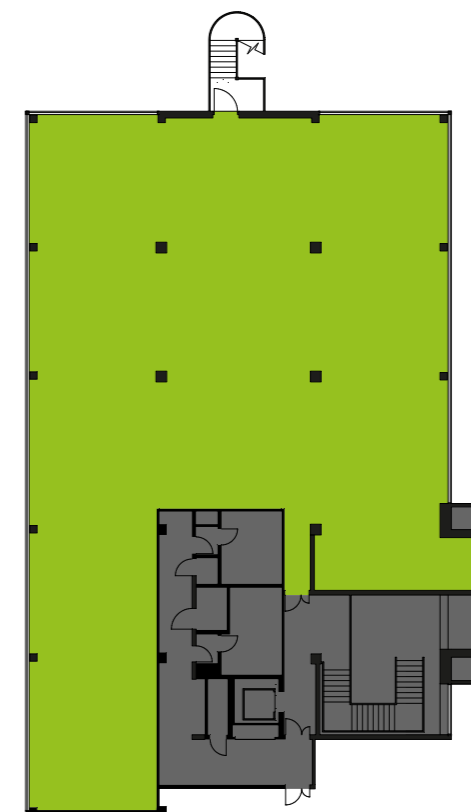
## GROUND FLOOR, SOUTH

CAT A



## FIRST FLOOR, NORTH

FITTED





# LOCATION

**Manor Park 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.**

The prime location 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



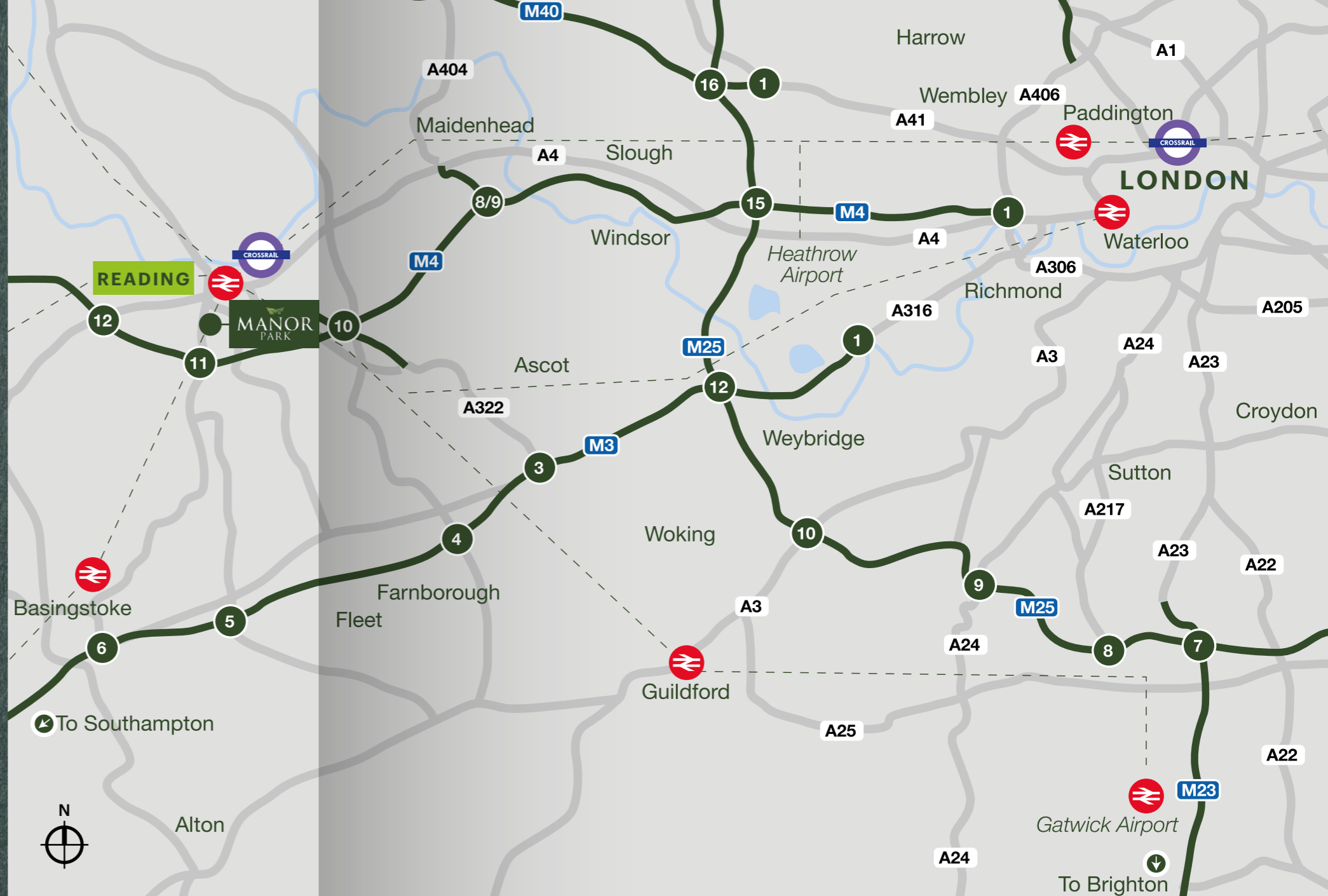
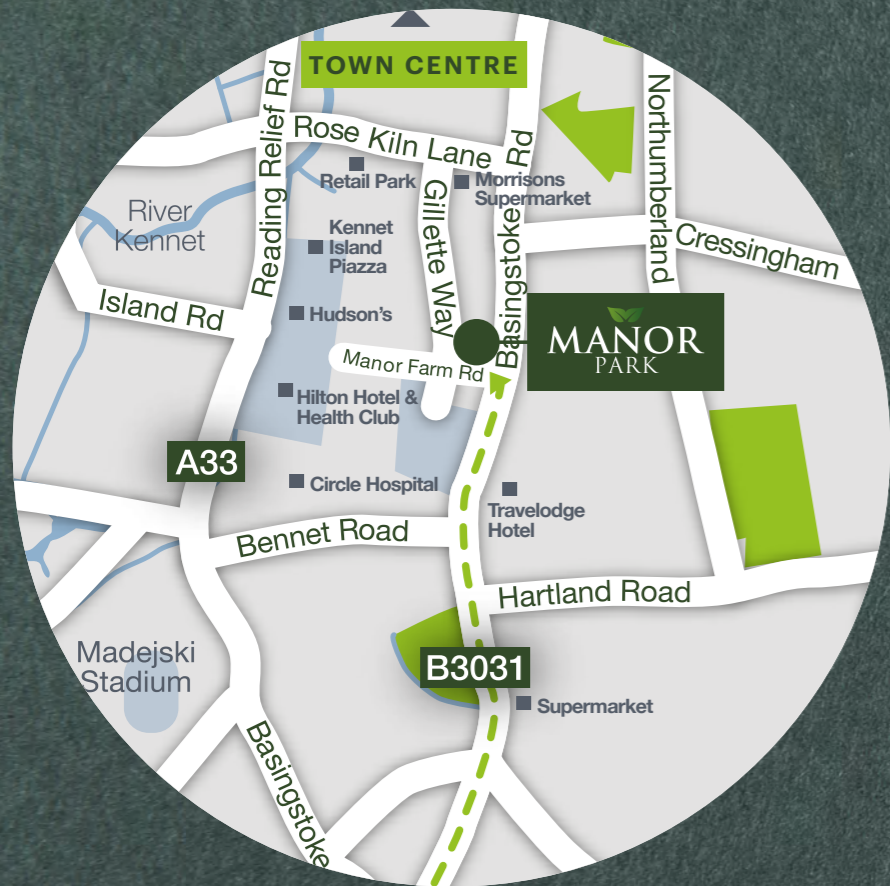
COST  
EFFECTIVE

MANOR  
PARK



FLEXIBLE  
USAGE

# CONNECTIVITY



Shuttlebus to Reading centre every 6-8 mins



1.5 miles from M4



35 mins to Heathrow



30 mins to London

## 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



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