

MISTRAL

THAMES VALLEY PARK - READING



64,215 SQ FT HEADQUARTERS OFFICE BUILDING

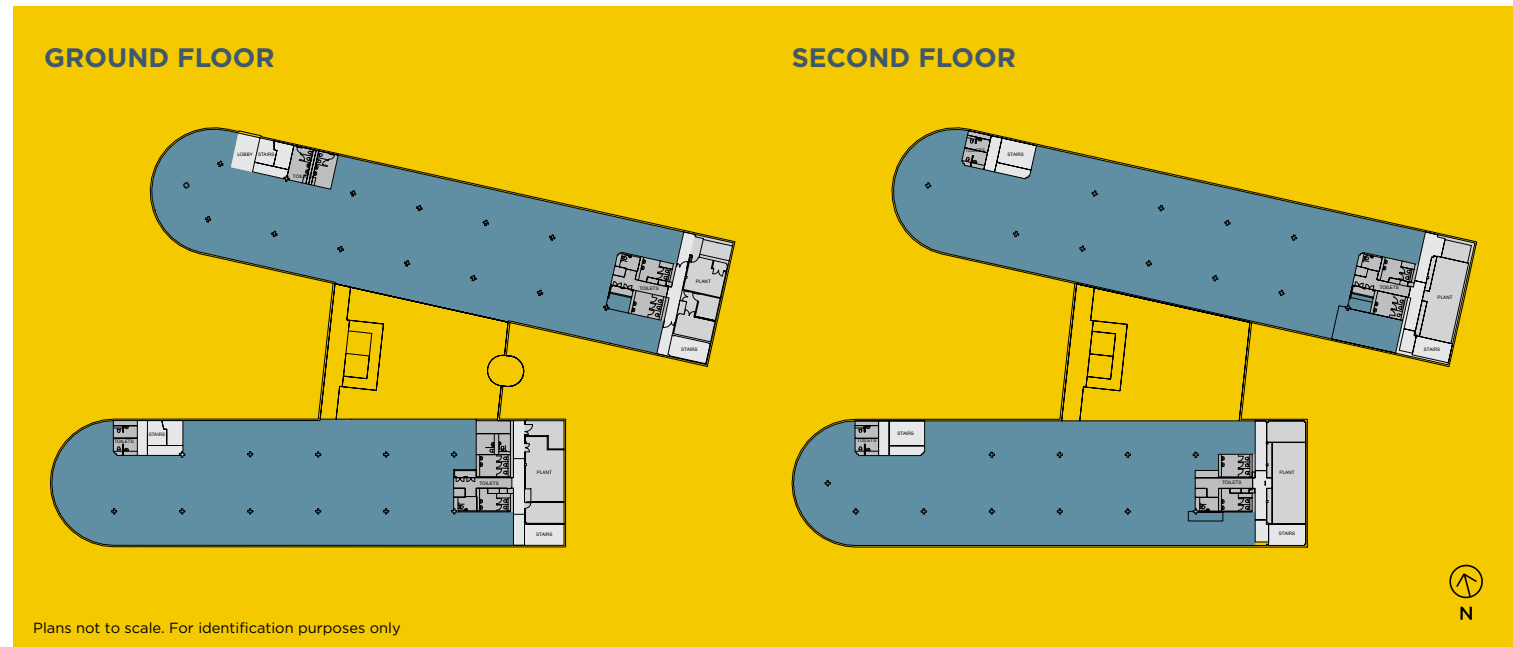


SPECIFICATION

- Chilled beam air conditioning system
- Full height central reception atrium
- Male, female, and disabled WC's on all floors
- 2 x 13 person scenic passenger lifts
- 1 service/goods lift
- Full access raised floors (350 mm clear void)
- 1.5m planning grid
- 16.5m wide floor plates
- 243 car parking spaces (1:264 sq ft)
- Cycle storage
- EPC - D (84)

ACCOMMODATION

BUILDING (FLOOR)	(SQ FT)	(SQ M)
Mistral East		
Second	10,939	1,016.3
First	11,039	1,025.6
Ground	10,806	1,003.9
Mistral West		
Second	9,399	873.2
First	9,368	870.3
Ground	9,186	853.4
Reception & Atrium	3,478	323.1
Total (NIA Approx.)	64,215	5,965.8



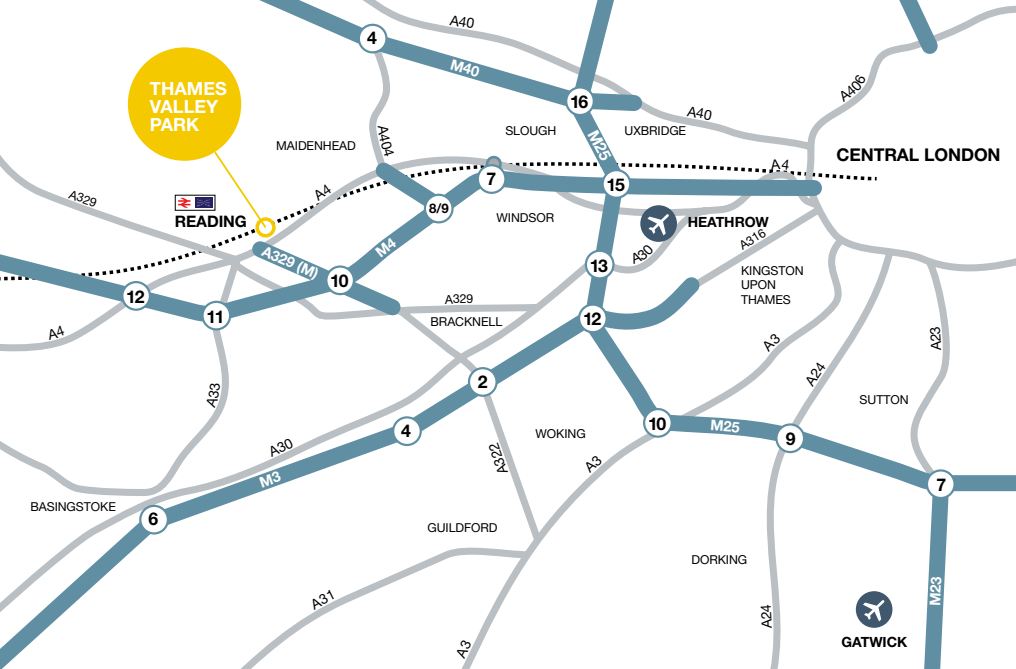
Mistral, designed by Sir Norman Foster is a design classic. Offering 64,215 sq ft of high quality office space arranged in two wings, over three floors, linked by a stunning full height central atrium with a striking granite clad entrance area. The office floors offer excellent natural light with far reaching views over the River Thames and surrounding countryside.

The building underwent a comprehensive internal refurbishment in 2009 including a new flexible chilled beam air conditioning system allowing for both open plan and cellular occupation. The building benefits from an outstanding car parking ratio of 1:264 sq ft with 243 on site spaces.



Designed by architect Sir Norman Foster, Mistral is a design classic offering high quality, flexible office space over three floors benefitting from excellent natural light.



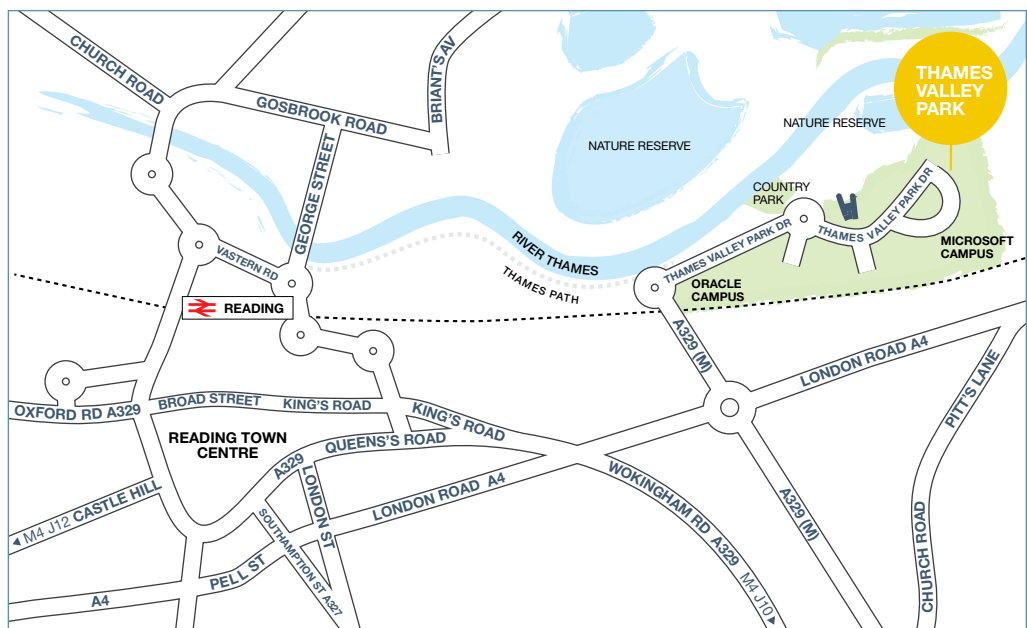


BY ROAD	DISTANCE
A329	1 mile
M4	5 miles
Maidenhead	15 miles
Reading Town Centre	3 miles
Bracknell	10 miles
Slough	19 miles
M25	22 miles
M3	15 miles
Heathrow	28 miles
Central London	41 miles

BY RAIL	TRAVEL TIME
London Paddington	29 mins
Heathrow (Rail/Air/Coach)	42 mins
Slough	13 mins
Maidenhead	14 mins
Oxford	24 mins
Bristol	1 hour

Thames Valley Park is Reading's most established business park. It lies within close proximity to the River Thames, approximately 3 miles from Reading town centre, 28 miles from Heathrow, and 41 miles to the west of Central London. It is one of the premier office parks in the UK, evidenced by the calibre of occupiers, which include Microsoft, Oracle, Computacentre and Regus.

The park benefits from an exceptional amenity offering which includes a David Lloyd Gym, Costa Coffee, Bright Horizons Nursery and Ready Bike cycle hire. The towpath along the river Thames into Reading town centre provides scenic access to the wealth of amenities the town has to offer.



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