



# THEALE DATA CENTRE

STATION ROAD THEALE BERKSHIRE RG7 4PZ



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## LOCATION

The Data Centre is located approximately 4 miles from the centre of Reading within the small village of Theale.

Access to the complex is from Junction 12 of the M4 which is less than a quarter of a mile away, providing easy access to London (90 miles) and the rest of the national motorway network. Theale mainline railway station is less than a quarter of a mile away providing a regular service to London Paddington.

The area is made up predominantly of small business and light industrial manufacturing units together with the Arlington Office Campus.



## ACCOMMODATION

This purpose built Data Centre is situated on a secure stand alone fully ring fenced and gated site surrounded by a dry moat. Split between two buildings, the main Data Centre (Block A) houses the technical data suites and associated operational areas together with administrative offices, meeting rooms, small kitchenette and male and female toilets.

The second building (Block B) is a dedicated office building arranged over ground and 1st floors ideally suited for operational and other key on site staff. (The ground floor is currently in a shell condition, being used for storage).

MAIN COMPUTER CENTRE (BLOCK A)	
Technical Raised Floor Area	15,900 sq ft
Reception & Bridge Areas	6,085 sq ft
Plant Rooms & Loading Areas	7,880 sq ft
1st Floor Offices	3,419 sq ft
Total Area	33,284 sq ft
SUPPORT OFFICE CENTRE (BLOCK B)	
Ground Floor (Shell)	4,778 sq ft
1st Floor	4,778 sq ft
Total Area	9,556 sq ft
<b>TOTAL BUILT AREAS (BLOCK A &amp; B)</b>	<b>42,840 sq ft</b>



## TECHNICAL SPECIFICATION

- Tier 2
- Mains incoming power of 1.3 MVA
- Power 600 watts per square metre
- Cooling 600 watts per square metre
- Dual independent UPS systems of 800 KVA & 900 KVA
- 2 independent battery banks (1 dedicated bank per UPS providing 60 minutes of back up power)
- 3 x 1000 KVA diesel generators with 14 day run and in flight refuelling capabilities
- Fully automated fire detection and suppression system with ionization and optical detectors using zoned inergen gas
- High grade security systems with 24/7 real time recording

## TERMS

Lease: The complex is available by way of a new short term sub lease to 30/4/2011 or alternatively a new longer term head lease direct from the landlord. Rent: Upon application. Possession: Immediate upon completion of legal formalities. Viewing: Strictly by prior appointment through sole agent.

## FOR FURTHER INFORMATION:

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