
ARLINGTON BUSINESS PARK

READING, RG7 4SA

1230



GRADE A
OFFICE SPACE

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TO LET
2,540 sq ft - 10,193 sq ft



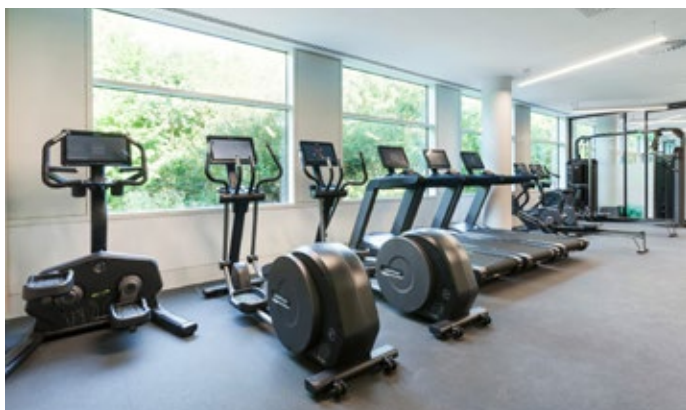
A vibrant lakeside setting



Arlington Business Park, Reading offers an environment that is second to none, providing your staff with the perfect blend of setting, location and service.

Arlington offers a unique opportunity within the Thames Valley, to occupy the highest quality business space set amongst stunning lakes and landscaped grounds at Junction 12 of the M4.

The addition of the first-class amenity offering which is now open, ensures Arlington Business Park is a great place to enjoy work and life in balance.



The space



Building 1230 has recently undergone an extensive refurbishment including a new VRF air conditioning system, new ceilings and LED lighting. The high specification accommodation is arranged over three floors and benefits from an excellent car parking ratio.

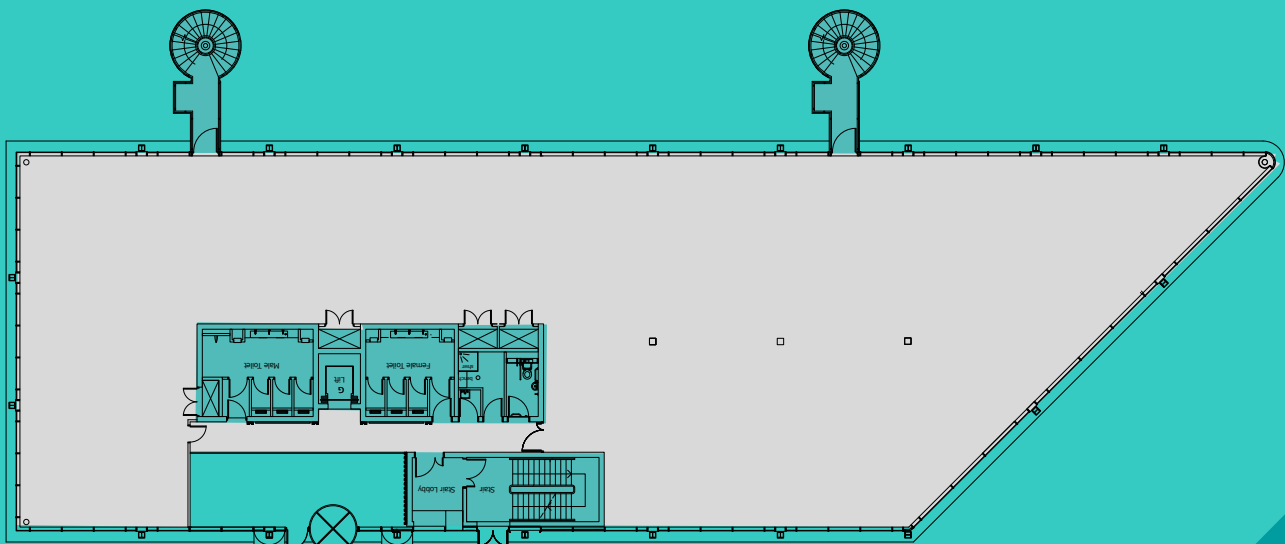
Specification

- Full M&E upgrade
- New VRF heating & cooling system
- Passenger lift upgrade
- New suspended ceiling
- LED lighting throughout
- New carpeting throughout
- New reception finishes
- New WCs and shower facilities
- EPC: B

Schedule of Areas

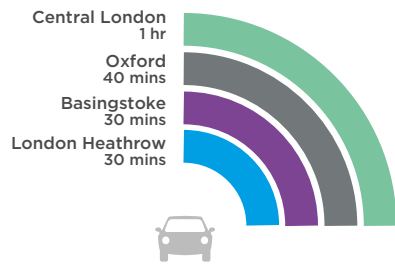
Floor	Net Internal Area	
	Sq m	Sq ft
Second	LET	
First (Remaining)	236	2,540
Ground	710	7,653
Total	946	10,193

Car Parking Ratio - 1:207 sq ft



Indicative floor plan (not to scale, for illustrative purposes only)

Well connected



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Disclaimer

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