
ARLINGTON BUSINESS PARK

READING, RG7 4SA

1430



**GRADE A
OFFICE ACCOMMODATION**

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TO LET
9,717 sq ft – 19,789 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 (expected completion Q2 2017) will create a great place to enjoy work and life in balance.



The space



Building 1430 Lakeview 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.

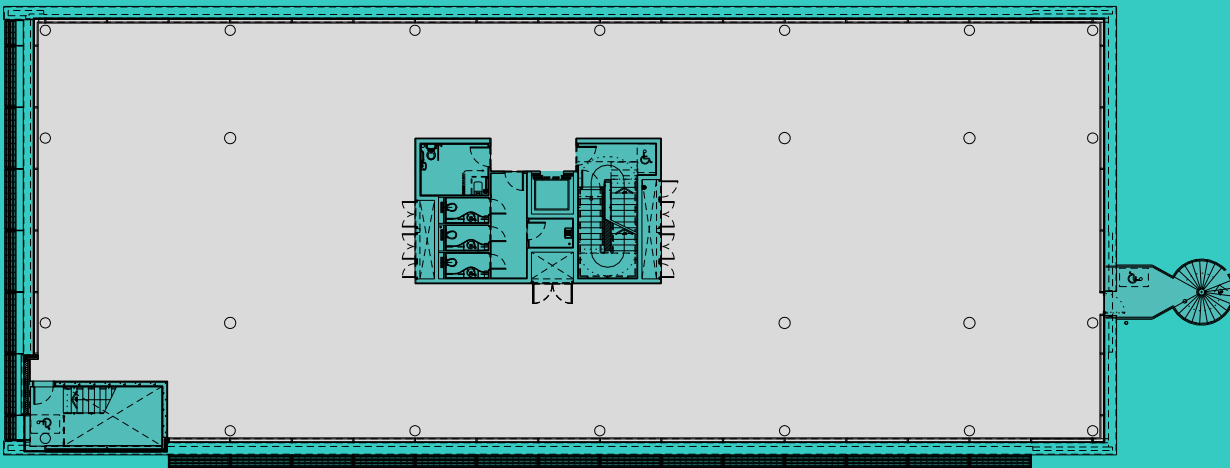
Specification

- Double height reception
- 4 pipe fan coil air-conditioning
- 21 metre width floor plates
- 3 metre floor to ceiling height
- LED lighting throughout
- New reception finishes
- Brise soleil louvres
- Full access raised floors
- 1 x 10 person passenger lifts
- New WCs and shower facilities
- EPC: C

Schedule of Areas

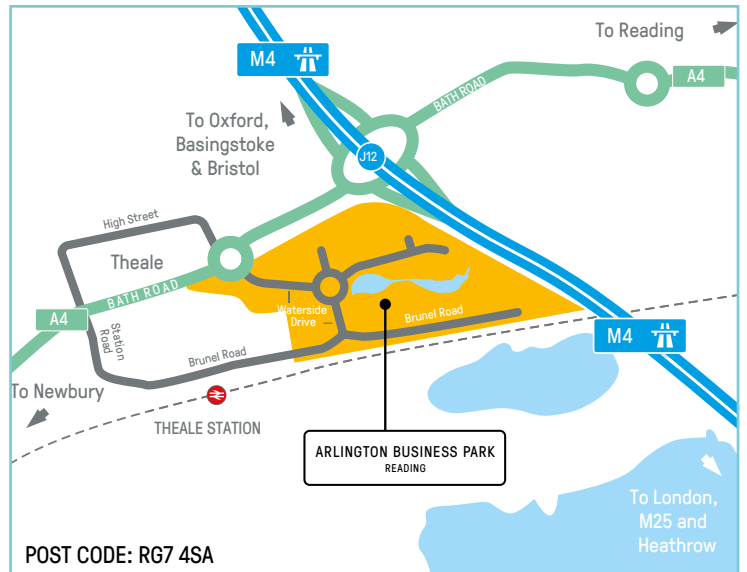
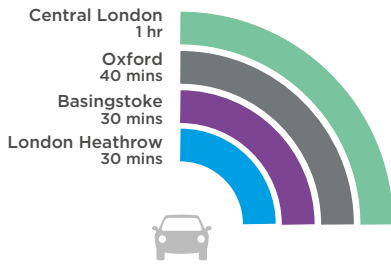
Floor	Net Internal Area	
	Sq m	Sq ft
Second	LET	
First	936	10,072
Ground	903	9,717
Total	1,839	19,789

Car Parking Ratio - 1:245 sq ft



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

Well connected



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