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**ARLINGTON BUSINESS PARK**  
**READING, RG7 4SA**

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# 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 Q1 2017) will create a great place to enjoy work and life.





Whatever you're thinking,  
think bigger

## Regeneration

Creating a new environment, shaping a new community, enjoying new experiences together.

The long term vision and commitment to Arlington's regeneration initiatives are held in equal measure. Significant investment in its built environment is coupled with the importance of creating a community and sense of place.

The new owners have a wealth of knowledge and experience in developing office park work environments to reflect the requirements of their tenants.

Arlington's design and build team has already made significant progress delivering a number of enhancements across the Park under the new ownership. An extensive programme of continued investment is planned for the future.



# A space designed for people

Whether you want to join a Pilates class, hit the gym, pick up a bike and go for a cycle or simply take in the view, it's all around the lake and on your doorstep.

A unique interaction of pocket parks have been designed from the entrance of the park, through its mature trees and around the lake. Modern piazzas, gardens and outdoor seating provide the perfect spot to take in the view or hold an al fresco meeting.



# A space to relax, feed the body and the mind

The significant investment into the new amenity space on the ground floor of 1410 Lakeview is at the heart of the regeneration masterplan. The Café and Lake Lounge space will provide an idyllic lakeside setting for time out, lunch, meetings and events.

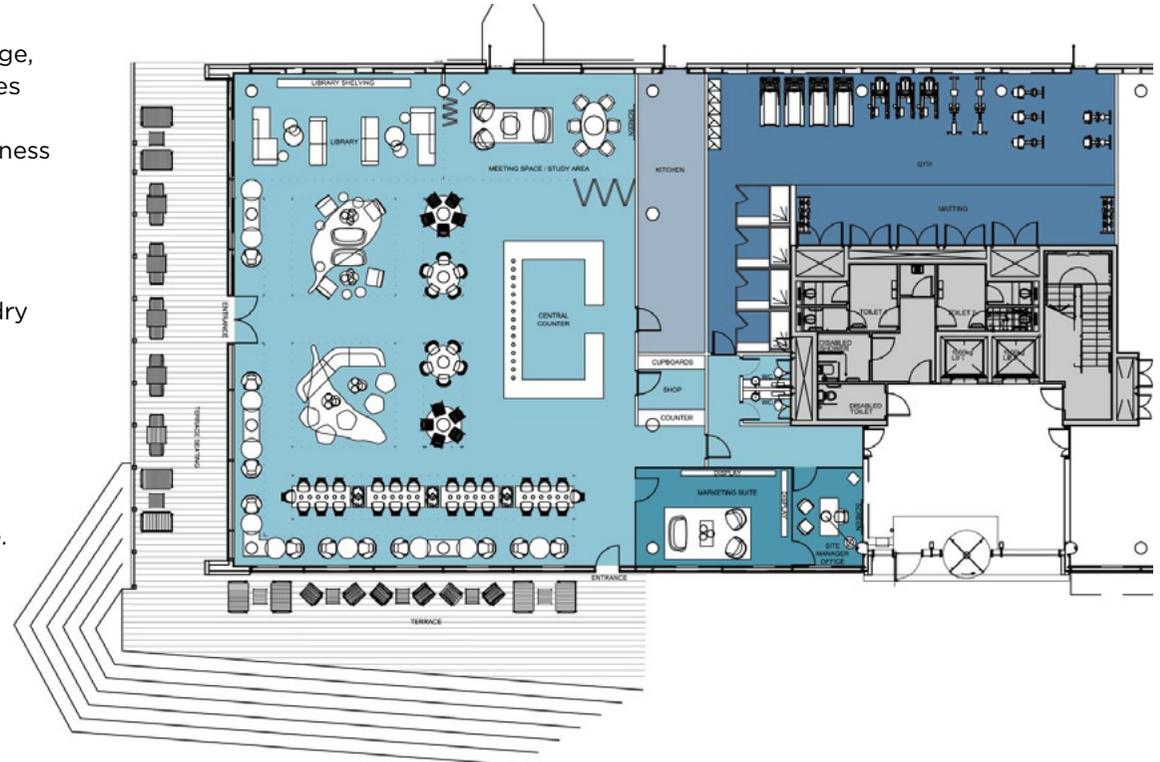
The fantastic new space has been carefully designed to be flexible and enjoyed to the uppermost. Whether you're collaborating with colleagues over lunch, taking time out to relax in the library or learning something new and socialising at one of the events being held, the new amenities will be a welcoming and enjoyable space for all our tenants on the park.

The terrace and plans for the new step-seating that meets the lake will provide the perfect spot to enjoy the sunshine and take in the view, whilst the forecourt and lawn area will be designed to host a number of the new tenant events.

As well as the Café and Lake Lounge, the amenity space also incorporates a well equipped gym for individual workouts, personal training and fitness studio sessions.

The concierge team will provide assistance with meeting room bookings, catering requirements, dry cleaning and bike hire.

The shop will be well stocked with daily newspapers, sports drinks and your everyday essential items alongside our very own Arlington Business Park Honey, made on site.





Indicative images



# There's more to life around the lake

Arlington's waterside setting and natural park grounds provide an idyllic backdrop for your working day.

With wellbeing and happiness at our heart, Arlington's new work-life enrichment programme has been introduced to boost your day. Whether you choose an active gym or Pilates workout, a rebalancing Mindfulness session, meeting the bees, relaxing lakeside on a deck chair or attending our onsite events, there's plenty to engage with around the lake.

## Fitness around the lake

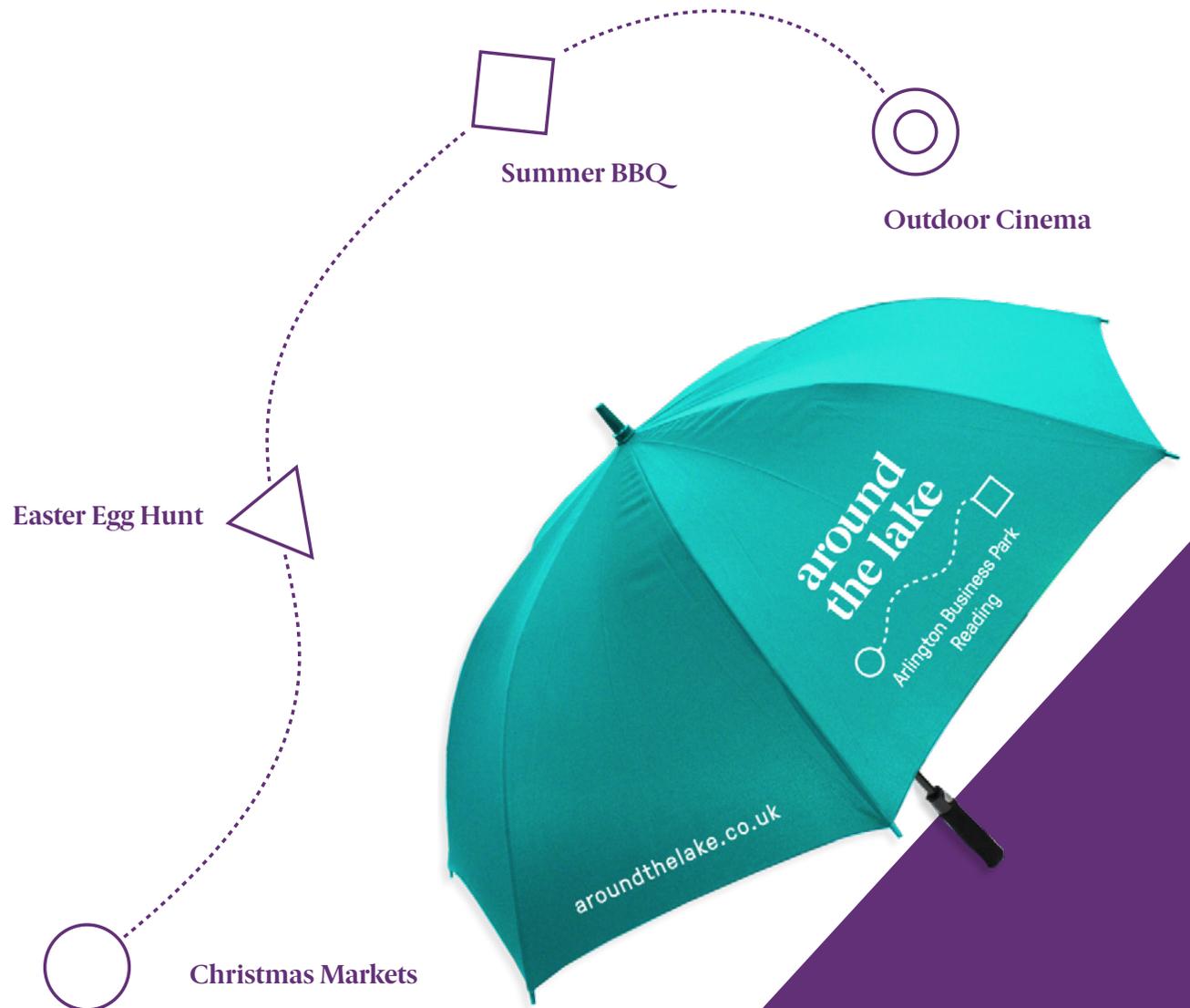
|           |  |               |               |                           |
|-----------|--|---------------|---------------|---------------------------|
| Monday    | Pilates<br>Polly Hamilton                | 12:15 - 13:00 | 13:00 - 13:45 | Location<br>Building 1410 |
| Tuesday   | Yoga<br>Yulia Vorozhtsova                | 12:30 - 13:30 |               |                           |
| Wednesday | Pilates<br>Polly Hamilton                | 13:00 - 14:00 |               |                           |
| Thursday  | Stretch & Flex Pilates<br>Polly Hamilton | 12:00 - 12:45 |               |                           |
| Friday    | FSC<br>Michelle Coates                   | 12:45 - 13:45 |               |                           |
|           | Pilates<br>Corrine McOrail               | 12:00 - 12:45 |               |                           |

## #FridayFeeling

11:30 - 14:30 each Friday

Come out to the bowl area by the lake every Friday for some free summer fun including our outdoor cinema!

@around\_thelake @around\_thelake  
Arlington Business Park



# A natural balance

The new initiatives programme for Arlington Business Park aims to provide you and your team with a range of enjoyable options to enhance your working life, with the benefit and convenience of it being available at the park.

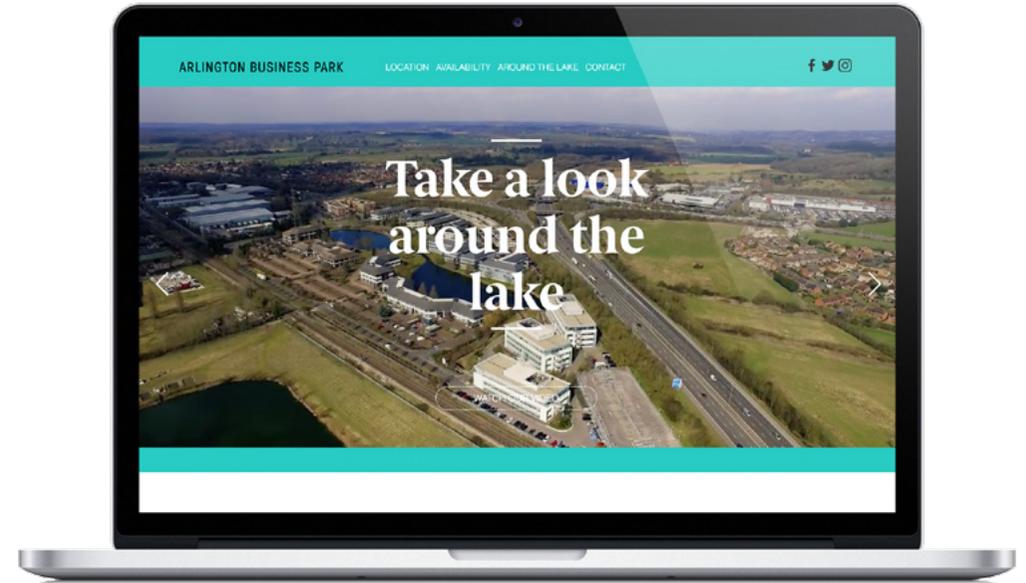
The new around the lake programme aims to provide a range of enjoyable classes. The choice to work out one lunchtime; take part in garden games; or relax during a mindfulness session, you will be able to find a natural balance to suit your working week.

New tenant events such as Park BBQs, summer games, quizzes, and Christmas markets will maximise the fantastic park grounds and provide a great way to have fun with your colleagues, interact with and get to know your neighbours.

The convenient new shop will provide everyday essentials, from daily newspapers to sports drinks for the gym, as well as a dry cleaning pick up and drop off service, so you can pop in whilst picking up your morning coffee.

The new Around The Lake Loyalty Card will provide tenants with offers and discounts for the on-site facilities and local high street, so you can pick up a bike and cycle to Theale High Street to take advantage of our offers from the local shops, restaurants and other leisure amenities.

If you still need more, Calcot Retail Park, Bath Road offers a Sainsbury's Hypermarket, Sports Direct, Next, Boots, Starbucks and the recently opened Ikea. Reading town centre provides access to further shopping facilities including the Oracle Shopping Centre.



AROUND THE LAKE  
LOYALTY CARD

ORGANIC PRODUCE FROM  
OUR ARLINGTON BEES





# In good company

Designed to a visionary original masterplan, the park benefits from a superb landscaped environment and includes 360,000 sq ft of highly specified Grade A office space over 18 buildings. Arlington's vibrant business community includes:

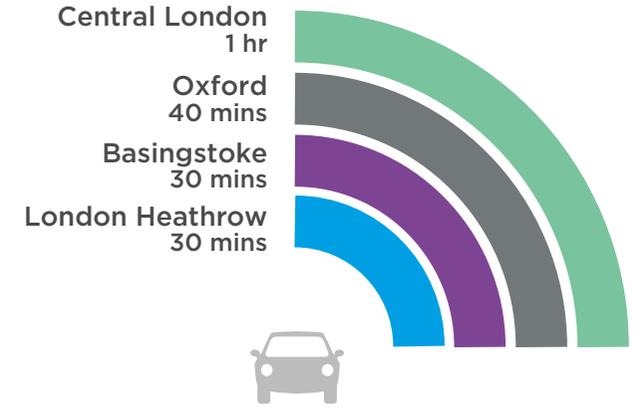


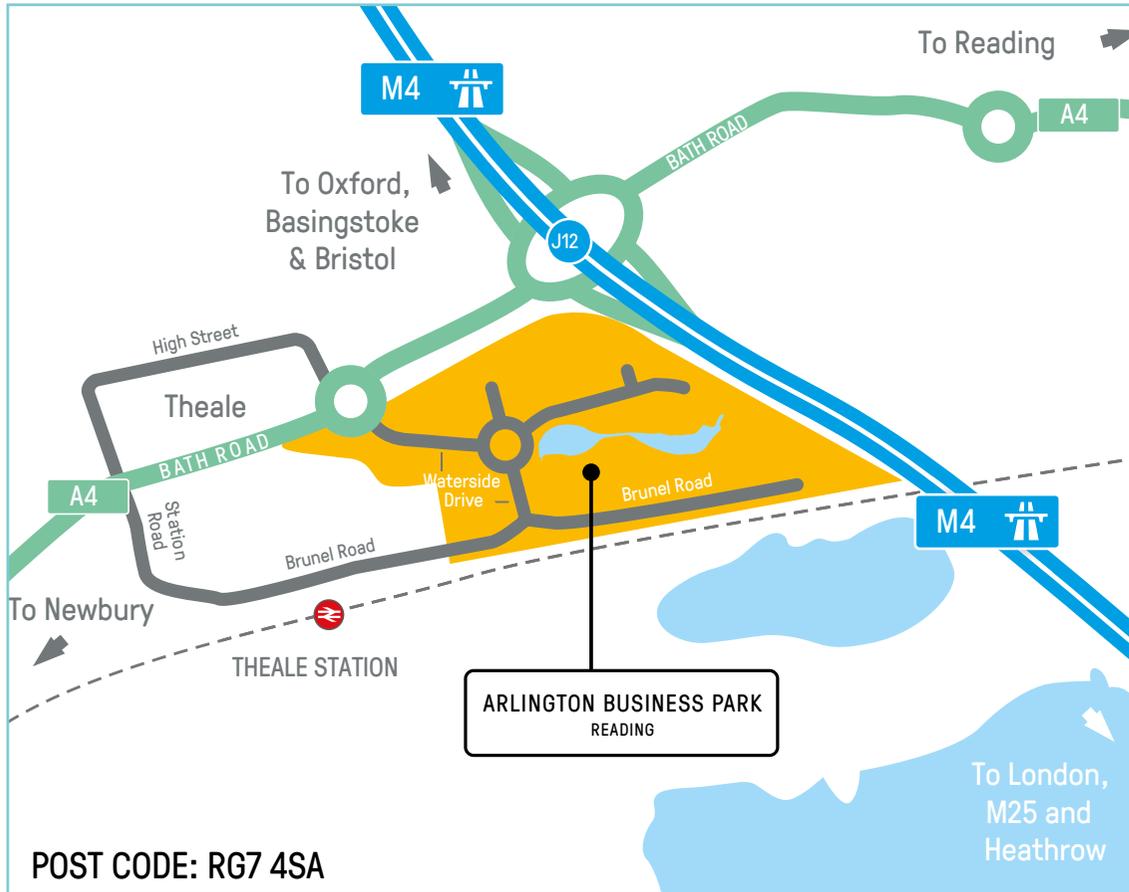
# Strategically located

Arlington Business Park is adjacent to J12 of the M4 motorway, providing direct access to London and Bristol.

Within just a five minute walk of the park, Theale train station directly connects to London Paddington in 40 minutes, as well as Reading and Newbury stations. The bus stop at the entrance to the park also provides a further connection to and from Reading Town Centre running every 20 minutes at peak times.

The new Crossrail Elizabeth Line opening in 2019 will run from Reading to London providing a faster connection time through to the West End, City and Canary Wharf.





# For further information please contact:

33 Margaret Street  
London  
W1G 0JD

savills.co.uk 

**020 7499 8644**

**Tom Mellows**  
Tmellows@savills.com

**Rob Pearson**  
Rpearson@savills.com

**AVISON  
YOUNG**

**020 7101 0200**

**Chris Barrs**  
Chris.barrs@avisonyoung.com

**Victoria Cuming**  
Victoria.cuming@avisonyoung.com

**STRUTT  
& PARKER**

**020 7629 7282**  
www.struttandparker.com

**Edward Smith**  
Edward.smith@struttandparker.com

**Jeremy Metcalfe**  
Jeremy.metcalfe@struttandparker.com

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