

# ARLINGTON BUSINESS PARK

READING RG7 4SA







# **ARLINGTON BUSINESS PARK**

**GOOD WORK-LIFE BALANCE ENABLES IDEAS TO FLOW, BUSINESSES TO GROW AND COMMUNITIES TO FLOURISH. AT ARLINGTON BUSINESS PARK, WE KEEP THIS IN MIND AT ALL TIMES TO CREATE AN ENVIRONMENT THAT IS NOT ONLY FUNCTIONAL, BUT BEAUTIFUL, RELAXING & ENJOYABLE.**



Located within the picturesque Thames Valley, Arlington Business Park has been specially designed to blend both the benefits of a modern working environment with the benefits of outdoor living.

# ARLINGTON BALANCE





## Space. Refreshed.

**While fast-paced business goes on all around, Arlington's lake remains a relaxed focal point in the Park. Landscaped gardens are open for all to take a break in, and outside seating provides a fresh space for thought.**

High quality office buildings with large windows encircle the lake and maximise on natural light.

In addition to an on-site café and gym, Arlington's brand new floating pavilion is a communal space on the lake for meetings, events and parties.

The Park's dedicated concierge team brings everyone together with regular social events, after-work fun and games, classes and meetups at the redesigned events venue, all covered by 24/7 security.

**A space for everyone.**





# ARLINGTON THE LAKE



**Down time.**  
Refreshed.

**Arlington Business Park is designed around a picturesque lake and approximately 650,000 sq ft of shared parkland.**

With pocket parks, open grassy banks, picnic spots and tree-lined paths, Arlington's biophilic design brings nature into your place of work.

For when you need to clear your head before a meeting, take a breather before a conference call or enjoy a walk on your break, Arlington has the space to do that right on your office's doorstep.

Stay connected with WiFi around the Park if you want to take a meeting outside and work in the sunshine. Or disconnect completely with a game of table-tennis on our outdoor table, head out for a ride on one of the Park's bicycles, join our Step Jockey programme or just relax and chill out in the great outdoors.

Initiatives to attract local wildlife – including the Park's own beehives – are in place and diverse gardens have been planted to allow native plants and trees to thrive in amongst a busy working environment.



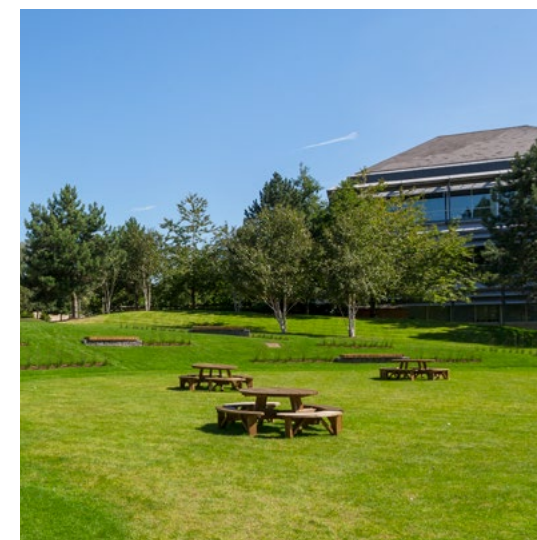


### Where the grass is always greener.

86% of workers feel the office environment has an impact on their physical and mental wellbeing. This means that office design and location is more important than ever, and why Arlington Business Park is striving to help businesses and their employees think outside the box.

Why is nature good for you and where you work?

Research shows that greenery, nature and biophilic design helps improve employee's mindfulness, productivity and energy levels at work.







## Work. Refreshed.

**Arlington Business Park not only draws on its setting amongst parkland to promote mental wellbeing, but its modern office buildings also maximise on natural light and natural features.**

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Floor-to-ceiling windows provide a connection to the outdoors.

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Each building benefits from direct views of the lake or landscaped gardens to inspire and promote mindfulness.

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Light and airy atriums provide a warm welcome.

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Communal break areas provide a change of scene.

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Grade A office space that provides a sustainable and adaptable place to work.

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An aerial photograph of a park. In the upper left, a large pond is filled with lily pads. To the right of the pond, a large crowd of people is sitting on the grass, facing a stage area. The stage has a large screen and some equipment. There are many trees around the pond and the crowd. A paved path runs along the edge of the pond. In the bottom left corner, there is a small number '8' and the text 'ARLINGTON BUSINESS PARK'.

# WHAT'S ARLINGTON

Arlington Business Park goes beyond its use as a business park to connect its community of companies together, and connect with the benefits of its unique setting.



**“A PERFECT SETTING FOR BRINGING A VARIETY OF BUSINESSES TOGETHER, THROUGH FUN, WELL THOUGHT OUT SOCIAL EVENTS! YOU WON’T FIND ANOTHER BUSINESS PARK LIKE IT!”**

Rachel Johnson, SPP Pumps

#### **Making the most of the outdoors.**

Arlington Business Park goes beyond its use as a business park to connect its community of companies together, and connect with the benefits of its unique setting.

86% of office workers feel work-life balance (including the ability to work in an agile way) is the most important overall factor when choosing an organisation to work for. This is 15% ahead of the next most popular choice – salary rise – making work-life balance a clear number one priority – something that Arlington actively promotes throughout the year.

The Park’s concierge service organise a calendar of 120 events per year, including, classes, competitions and games that bring everyone together all year round. They provide a chance for employees to have fun in their place of work, and disconnect from stressful situations.

#### **Over 120 events per year, including:**

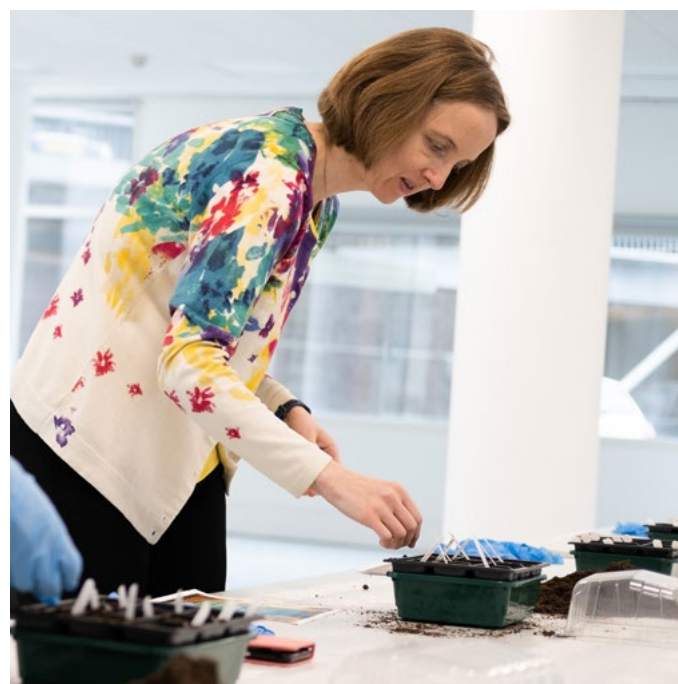
- Outdoor cinema nights
- Running clubs
- Craft classes
- Drinks receptions
- Outdoor games
- Summer BBQs
- Christmas markets
- Quizzes
- Charity initiatives
- Festivals
- Competitions
- and many more.

As part of Arlington’s community, occupiers have access to all events, and are kept informed on everything going on in the Park through dedicated social media pages. The concierge team are always on hand to answer questions through the web, on the phone or face to face.

Arlington Business Park provides free external wifi so that occupiers and the community can keep up to date whether the event is inside, or out.







“IF I HAD TO SUM UP THE PARK  
IN 3 WORDS I’D SAY SCENIC,  
PEACEFUL AND ENTERTAINING.”

Samantha Benson, Dimensions

**Arlington’s newly re-designed outdoor events space builds on a rich picking of community areas.**

**82% of office workers said they would like their office to feel more like a community.**

The Bowl is Arlington’s large, outdoor amphitheatre-style space that accommodates the Park’s calendar of community events, such as open-air cinema nights, artisan markets and shows.

It blends in with the rest of the gardens with grassy stepped banks and an open lawn forecourt, ideal for setting up seating areas, deck chairs, bean bags, stalls and games. Everything is organised, arranged and set up by the dedicated concierge team.

The Bowl is a designated area for the entire community to come together and have fun together before, during and after work.



69% 

of office workers rate communal and break out areas as very appealing in office buildings. At Arlington Business Park there is no shortage of areas to work away from your desk.

  
86%

of workers feel the office has a significant impact on their physical and mental wellbeing.

# ARLINGTON TREND

Workplace. Refreshed.



82% 

of office workers surveyed said they would like their office to feel more like a community. Here at Arlington we offer a wealth of events and activities which encourage a sense of community – from Park BBQs to Christmas markets, there are plenty of ways to meet your neighbours and enjoy time with your colleagues.



86%



of office workers feel work-life balance (including the ability to work in an agile way) is the most important overall factor when choosing an organisation to work for. This is 15% ahead of the next most popular choice – salary rise – making work-life balance a clear number one priority.



60% 

of millennials find working remotely from a public space, such as a coffee shop or the park, appealing, compared to just 26% of baby boomers. With WiFi available in and around the Park it means you can take full advantage of our outdoor seating areas.



# THINK ARLINGTON

**A brand new pavilion on the lake strengthens Arlington's commitment to its community.**

The Pavilion is a shared meeting space, party space and conference space that pushes the boundaries on conventional working environments.

A bridge leads to a state-of-the-art pavilion that's built on the lake, and with floor-to-ceiling windows on all four sides, retractable doors on three sides, an outside terrace and catering from the café, it brings the best of the Park's gardens into a work place.







## Meetings. Refreshed.

**Occupiers on the Park are all welcome to use The Pavilion for meetings, drinks receptions or even brainstorming sessions.**

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A new, versatile building for meetings and events in an idyllic setting on the lake.

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Floor-to-ceiling windows and retractable glass doors for lots of natural light.

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Private outside terrace, ideal for bespoke events.

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Can be set up for a boardroom meeting in an inspiring location.

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Hospitality, food and drinks service available on request.

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All modern facilities, including air-conditioning, large screen TV, blinds and WiFi included.

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Grade A office space that provides a sustainable and adaptable place to work.

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# SWEAT ARLINGTON

Mind & body. Refreshed.



## Modern gym facilities and classes for everyone.

With the convenience of being right on your office's doorstep, Arlington's on-site gym means employees can work out when it suits them – before, during or after work – without wasting their precious free time travelling to and from a different location to exercise.

The gym is well-equipped with state-of-the-art weight training, running machines, bikes and cardio equipment, and offers group classes as well as private training – all bookable [here](#). Clean and modern showering facilities also make it easier to take part at any time of the day, and to feel ready to take on a day's work.

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For the exclusive use of the Park's tenants

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Fitness studio, weights and cardio equipment

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Modern shower and changing facilities

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Varied timetable of classes for all levels and abilities

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Personal training to help achieve personal goals

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Excellent value membership

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Convenient location within the park

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**“IT'S GREAT TO BE ABLE TO DO A GYM CLASS AT LUNCHTIME AND THEN PICK UP A DRINK IN THE CAFE AFTERWARDS.”**

Louisa Jones, Clearswift





# ARLINGTON

## THE MENU

**60% of millennials find working remotely from a public space, such as a coffee shop or the park appealing, compared to just 26% of baby boomers.**

Our on-site café provides extensive hot and cold food and drink options alongside freshly made sandwiches and baguettes. The café also has a library, lounge, football table, selection of board games, meeting room and beautiful outdoor terrace overlooking the lake.

Having the choice of working at a desk or in the on-site café gives employees the freedom to work and think creatively, either in the Lake Lounge, at one of the tables, on the sofas or on the terrace. It also makes an idyllic location for informal meetings, lunches and events.





## Café culture. Refreshed.

For the exclusive use of the Park's tenants

Exclusive selection of hot and cold drinks including Starbucks coffee

A range of hot and cold food including daily specials, salads, sandwiches and snacks

Cashless fob system – simply top up via the app

Save time and order in advance or for delivery to your door

Charging points and free WiFi

Cosy lounge and library area

Meetings and events hospitality service

Bookable meeting room with screen

Shop with all the essentials as well as dry cleaning and car valeting service

Renovated external seating area







# ARLINGTON **SPOT** ON

Arlington Business Park's focus is on the wellbeing of its community of occupiers, from early morning to last thing at night.

While the grade A office buildings are modern, light and airy places to work, Arlington Business Park's overall design, environment and open space is for the mental and physical wellbeing of the people who work there – day in, day out.

Gardens, outdoor seating, events, festivals, a gym and café all contribute to a flexible working and living space that aims to nurture mindfulness and wellbeing.

Businesses are already enjoying the benefits of being part of Arlington's vibrant community.





ARLINGTON BUSINESS PARK HAS FITWELL  
2 STAR ACCREDITATION, THE FIRST  
BUSINESS PARK IN EUROPE TO GET THIS.



2 STAR

Arlington Business Park has Fitwell  
2 star accreditation

1ST 

We are the first business park  
in Europe to get this rating

## THE CRITERIA

Built on 5,600 peer reviewed research studies Fitwel's weighted  
points system supports prioritisation







## WHERE WE EXCELLED

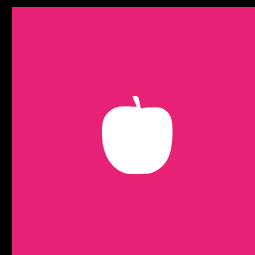
Arlington Business Park outstanding health impacts



**Reduce  
Morbidity +  
Absenteeism**



**Instills Feelings  
of Wellbeing**



**Provides Healthy  
Food Options**

## MARKET DEMAND OCCUPANTS

**78%**

**OF MILLENNIALS SEE  
WORKPLACE QUALITY AS  
IMPORTANT WHEN CHOOSING  
AN EMPLOYER AND...**

**69%**

**...WILL TRADE OTHER  
BENEFITS FOR BETTER  
WORKPLACES**



M4  
Junction 12

# ARLINGTON SITE

1210

1220

1230

1240

1310

1320

1330

1410

1420

1430

THE CAFÉ

THE GYM

Five minute walk  
from the Park to  
Theale railway  
station

1650

1200 GARDENS

THE BOWL

GRAB AND GO COFFEE POD

FLOATING PAVILION

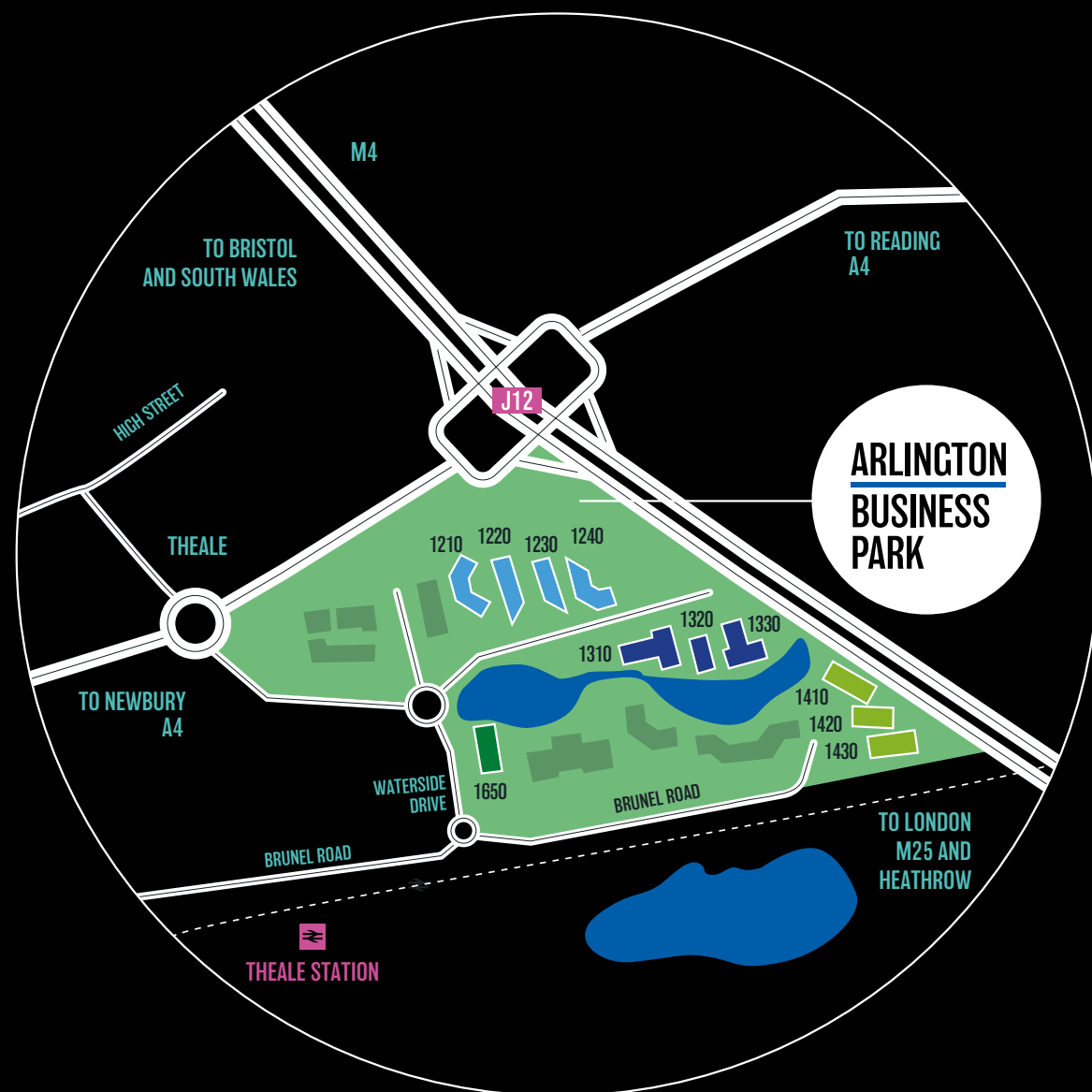
➡  
Towards  
Theale

➡  
Towards  
Reading

Take a look around, [click here](#) ➡



# ARLINGTON THE MAP



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

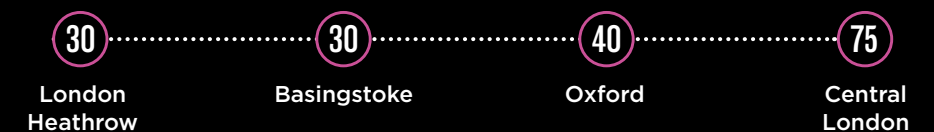
Theale station is within five minutes' walk of the Park, with 32 London-bound trains on weekdays – 16 of which are direct to London Paddington, with the fastest train taking only 40 minutes. Connections to Reading and Newbury are also available.

The bus stop at the entrance to the Park provides a further connection to and from Reading Town Centre, running every 20 minutes at peak times.

The new Crossrail Elizabeth Line, opening soon, will run from Reading to London providing a faster connection time to London's West End, City and Canary Wharf.

## CAR

in minutes



## TRAIN

in minutes



## CROSSRAIL

in minutes





# ARLINGTON CALL

FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:

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\*Sources: CBRE and University of Twente, Healthy Offices Research, CMS Real Estate Report 2017

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