

1420

**ARLINGTON
BUSINESS
PARK**

READING RG7 4SA

ARLINGTONBUSINESSPARK.CO.UK



GRADE A OFFICE SPACE
8,286 sq ft available to let

1420

Building 1420 has undergone an extensive refurbishment, with only one suite remaining on the third floor which has excellent panoramic views of the lake.

Schedule of Areas

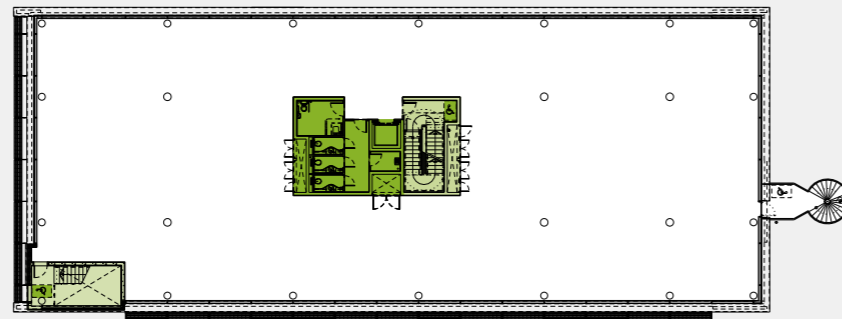
FLOOR	SQ FT
Third	8,286
Second	LET
First	LET
Ground	LET
Total	8,286

Car parking ratio:
1:244 (34 spaces)

First class amenities

- Lakeside gym
- On-site café
- Floating meeting room
- Showers and changing facilities
- Vibrant events programme

INDICATIVE FLOOR PLAN
(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY)



Specifications

- 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 lift
- New WCs and shower facilities
- EPC: C





TRAVEL INFORMATION

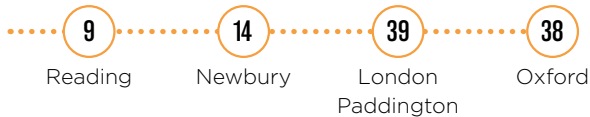
CAR

in minutes



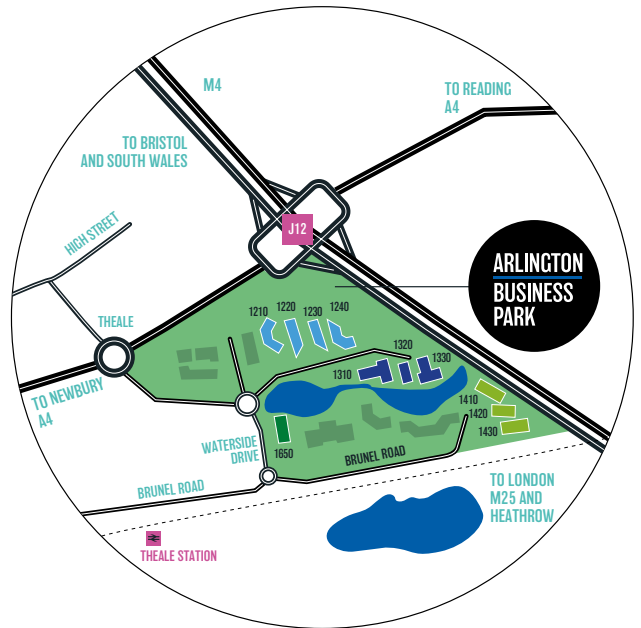
TRAIN

in minutes



CROSSRAIL

in minutes



FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:

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