

**1430**

**ARLINGTON  
BUSINESS  
PARK**

READING RG7 4SA

[ARLINGTONBUSINESSPARK.CO.UK](http://ARLINGTONBUSINESSPARK.CO.UK)



**GRADE A OFFICE SPACE**  
9,717 sq ft available to let

# 1430

**Building 1430** has recently undergone an extensive refurbishment including new 4 pipe fan coil air-conditioning, new ceilings and LED lighting. The high specification accommodation is arranged over three floors and benefits from an excellent car parking ratio.

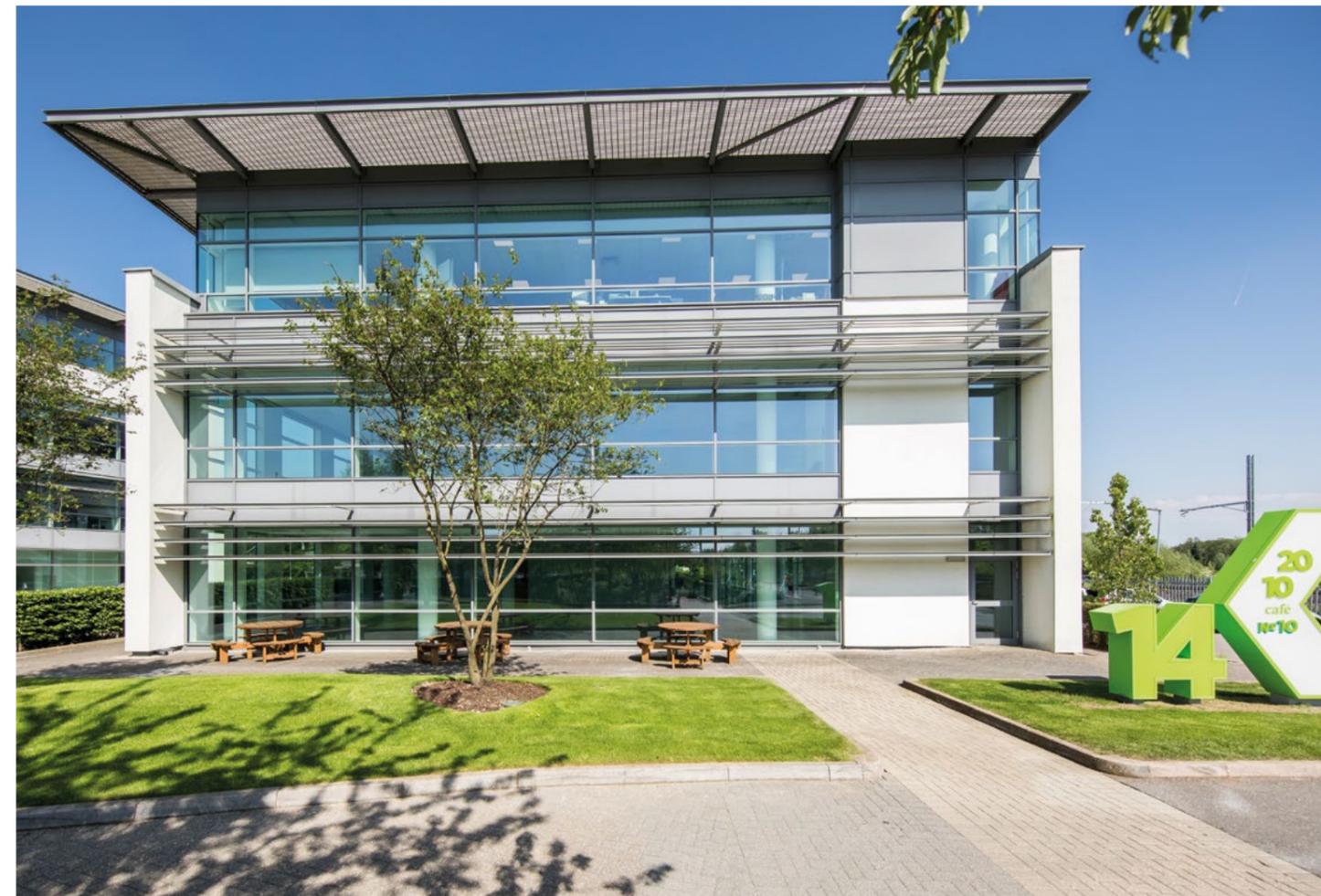
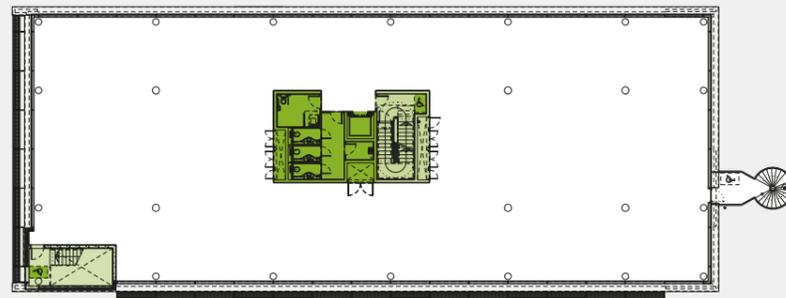
### Schedule of Areas

FLOOR	SQ FT
Second	LET
First	LET
Ground	9,717
<b>Total</b>	<b>9,717</b>
Car parking ratio: 1:245 sq ft	

### 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
- High quality WCs and shower facilities
- EPC: C





## TRAVEL INFORMATION

### CAR

in minutes



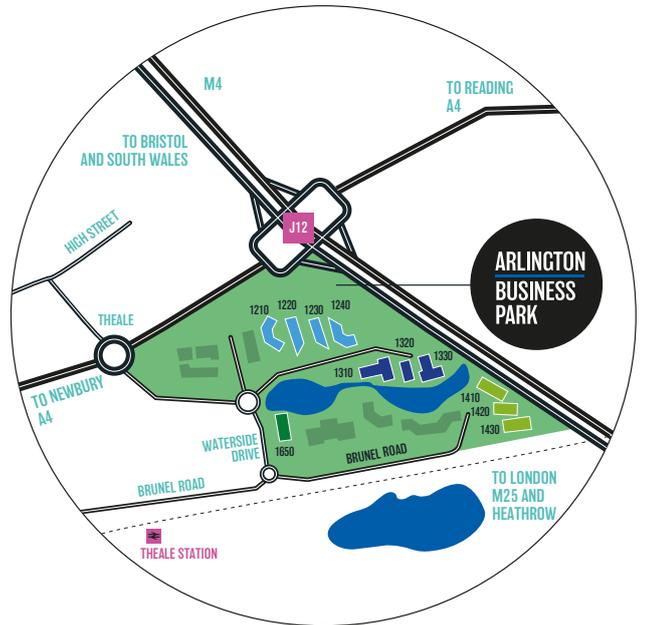
### TRAIN

in minutes



### CROSSRAIL

in minutes



## FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:

**Tom Mellows**  
Tmellows@savills.com

**Rob Pearson**  
Rpearson@savills.com

**Chris Barrs**  
Chris.barrs@avisionyoung.com

**Victoria Cuming**  
Victoria.cuming@avisionyoung.com

**Edward Smith**  
Edward.smith@realestate.bnpparibas

**Jeremy Metcalfe**  
Jeremy.metcalfe@realestate.bnpparibas

**Andy Tucker**  
Andy.tucker@realestate.bnpparibas



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