

1320

**ARLINGTON
BUSINESS
PARK**

READING RG7 4SA



GRADE A OFFICE SPACE

6,153 sq ft – 20,404 sq ft available to let

1320

Building 1320 offers panoramic views, floor-to-ceiling glass elevations and open floor plates that bring fantastic natural light to the workspace.

The high specification accommodation is arranged over three floors and benefits from an excellent car parking ratio.

Schedule of Areas

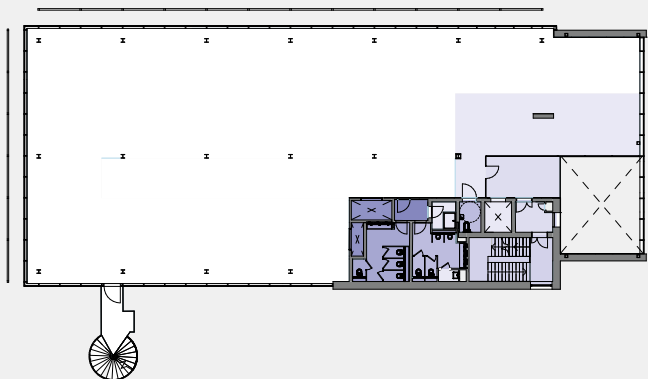
FLOOR	SQ FT
Second	6,246
First	6,831
Ground	6,153
Reception	1,174
Total	20,404

Car parking ratio:
1:217 sq ft (94 spaces)

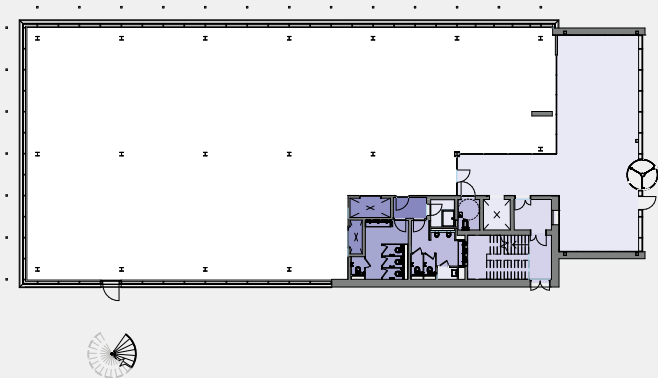
First class amenities

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

FIRST FLOOR
(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY)



GROUND FLOOR
(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY)



Specifications

- New and remodelled double-height reception
- Extended glass façade
- Exposed services
- New VRF heating & cooling system
- 2 x 10 person passenger lifts
- Highly efficient LED lighting
- Expected EPC B
- 2.84m floor to ceiling height
- Raised floor with 150mm void
- 1:10m² occupational density
- New WCs and shower facilities
- Landscaped terrace





TRAVEL INFORMATION

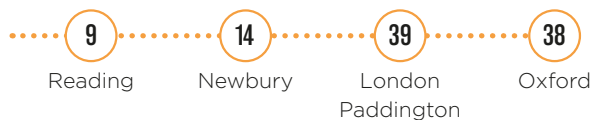
CAR

in minutes



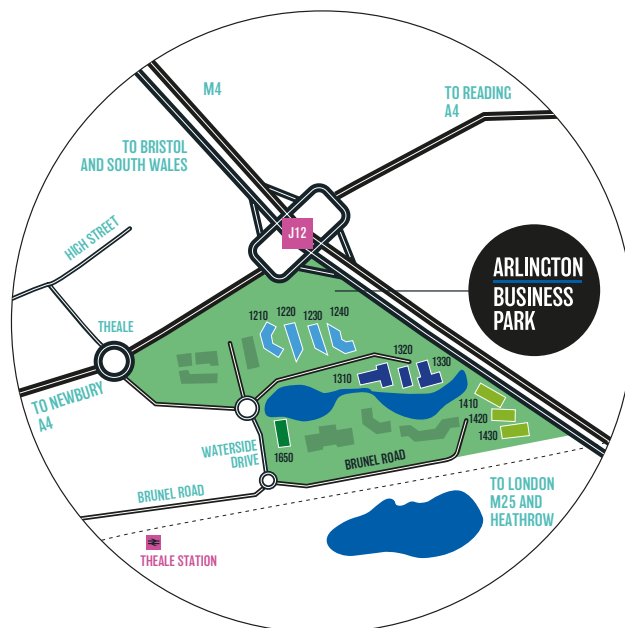
TRAIN

in minutes



CROSSRAIL

in minutes



FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:

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