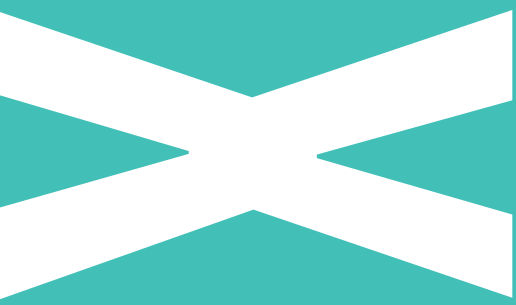


FLEX



FLEX

**ARLINGTON**ON

Outstanding work-ready offices  
and flexible leasing solutions available  
from 12-60 people

FLEX

FLEX



## INTRODUCING FLEX

FLEX at Arlington offers outstanding work-ready offices in Grade A buildings on an award-winning business park.

FLEX is ready for occupation from July 2021, all images of the suites and common areas are indicative or CGIs unless otherwise stated. Please contact the agency team for more information.

[www.arlingtonbusinesspark.co.uk](http://www.arlingtonbusinesspark.co.uk)



## OUTSTANDING 'WORK READY' OFFICES



FROM AS FEW  
AS 12 DESKS



FLEXIBLE  
LEASE TERMS



PRE INSTALLED  
FIBRE CONNECTION



ONSITE  
MANAGEMENT TEAM



GREAT ENVIRONMENT  
AND GREEN SPACE



EVENTS  
AND ACTIVITIES



ONSITE GYM



CAFÉ AND  
BREAK OUT SPACE



SUSTAINABILITY  
A PRIORITY



AWARD-WINNING  
BUSINESS PARK



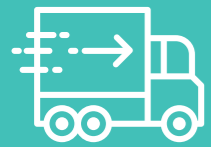
SILVER  
CERTIFICATION



LOTS OF  
PARKING



WE RUN YOUR WORKSPACE  
YOU RUN YOUR BUSINESS



EASY AND FAST  
OCCUPATION



FLEXIBLE LEASE  
TERMS



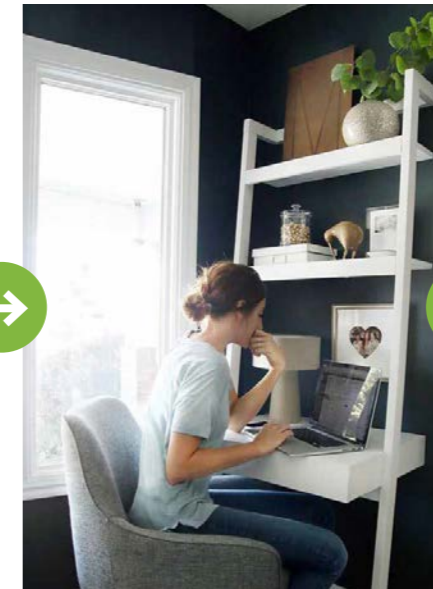
NO OR LOW  
FIT OUT COST



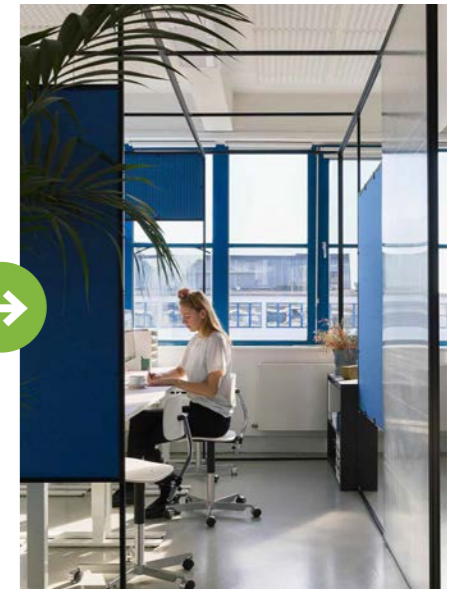
## THE EVOLUTION OF THE WORKSPACE



Before, there was the open workplace. The main focus was to provide functional workspaces for business to run.



After the majority of the UK were asked to work from home, a trend of home offices and flexible working grew.



Now, employees are looking for more than just a desk in their office. Workplaces now need to flex to accommodate our new ways of working - individually and together.

# FLEX AT BUILDING 1420



FROM AS FEW  
AS 12 DESKS



FLEXIBLE  
LEASE TERMS

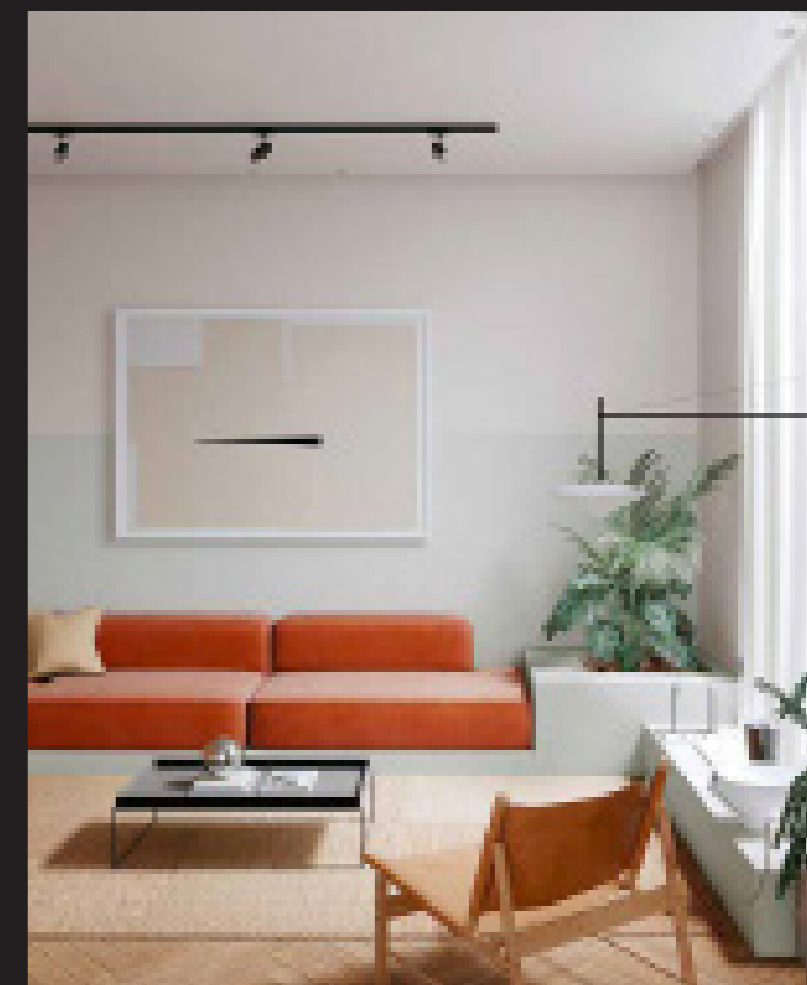
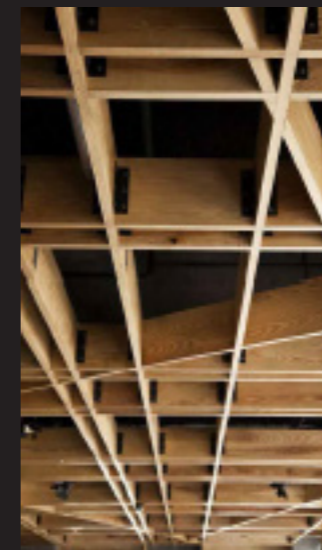


BACKBONE  
CONNECT

PRE INSTALLED  
FIBRE CONNECTION



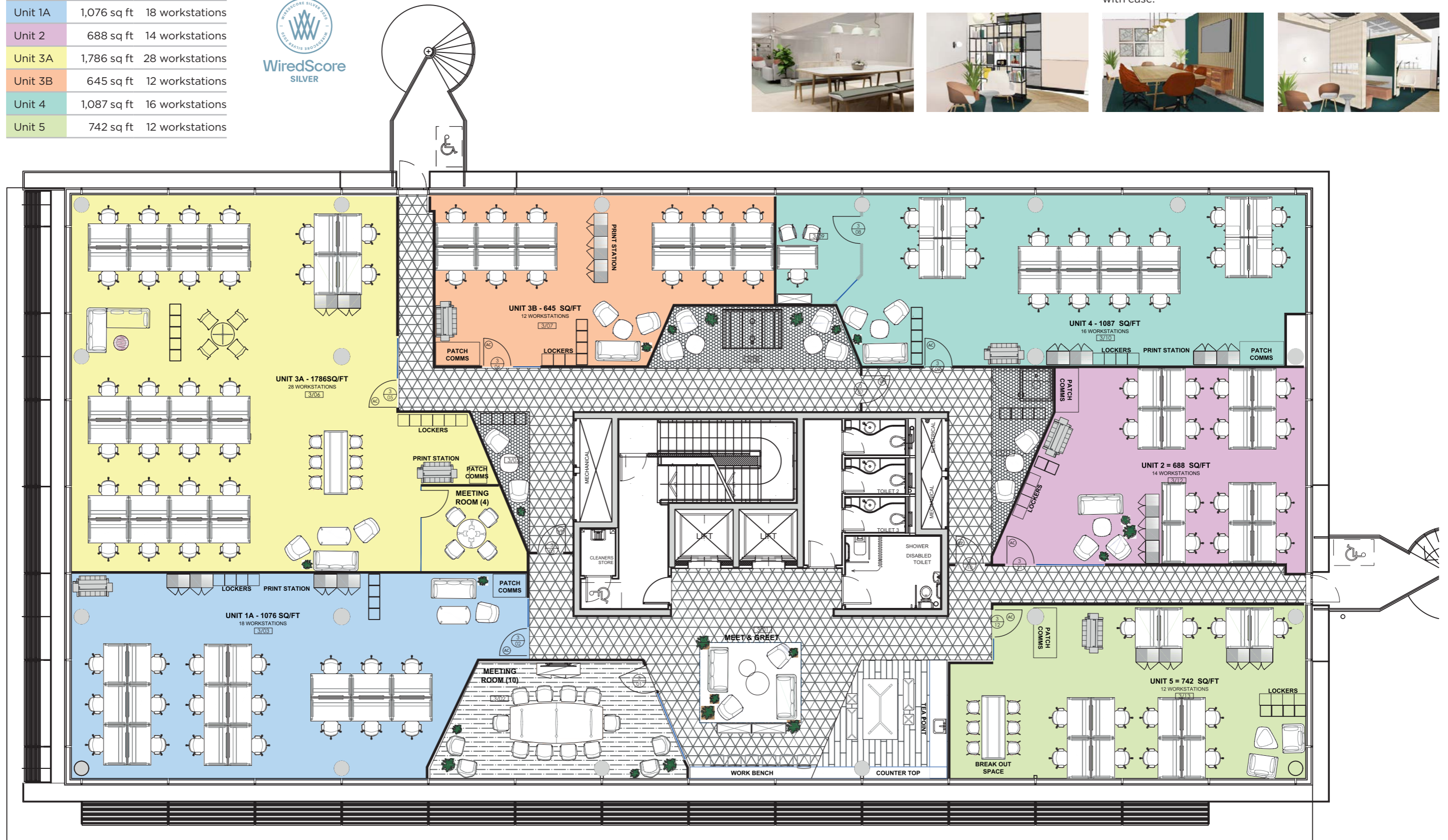
ONSITE  
MANAGEMENT TEAM



# FLEX AT BUILDING 1420

## SIX SELF-CONTAINED OFFICES ON THE THIRD FLOOR

Unit 1A	1,076 sq ft	18 workstations
Unit 2	688 sq ft	14 workstations
Unit 3A	1,786 sq ft	28 workstations
Unit 3B	645 sq ft	12 workstations
Unit 4	1,087 sq ft	16 workstations
Unit 5	742 sq ft	12 workstations



Breakout spaces created by angled zones formed within the corridor space create an interesting journey through the space and moments of pause. Breakout spaces include phone booths, loose furniture and meeting booths.



Angled meeting room maximising the natural light and creating space for room capacity to be increased with ease.



Teapoint with larger dining table and informal lounge furniture to welcome zone.



CGI of welcome area at 1420



1430

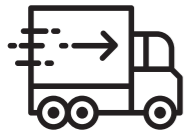
**Building 1430** has undergone an extensive refurbishment to a high specification. FLEX turnkey space for 50+ people, with flexible leases, is offered on the ground floor.



FLEX



# FLEX AT BUILDING 1430



EASY AND FAST OCCUPATION



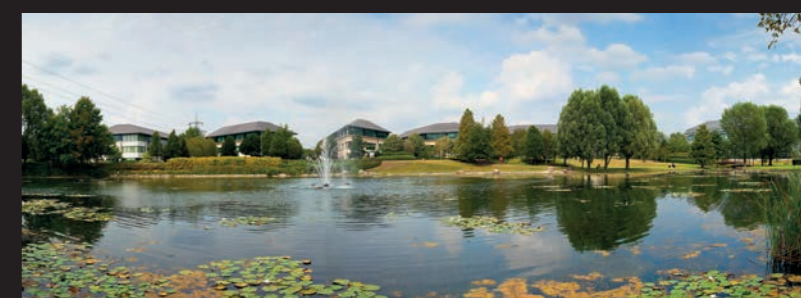
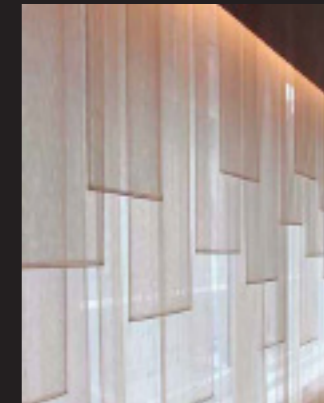
NO OR LOW FIT OUT COST



PRE INSTALLED FIBRE CONNECTION



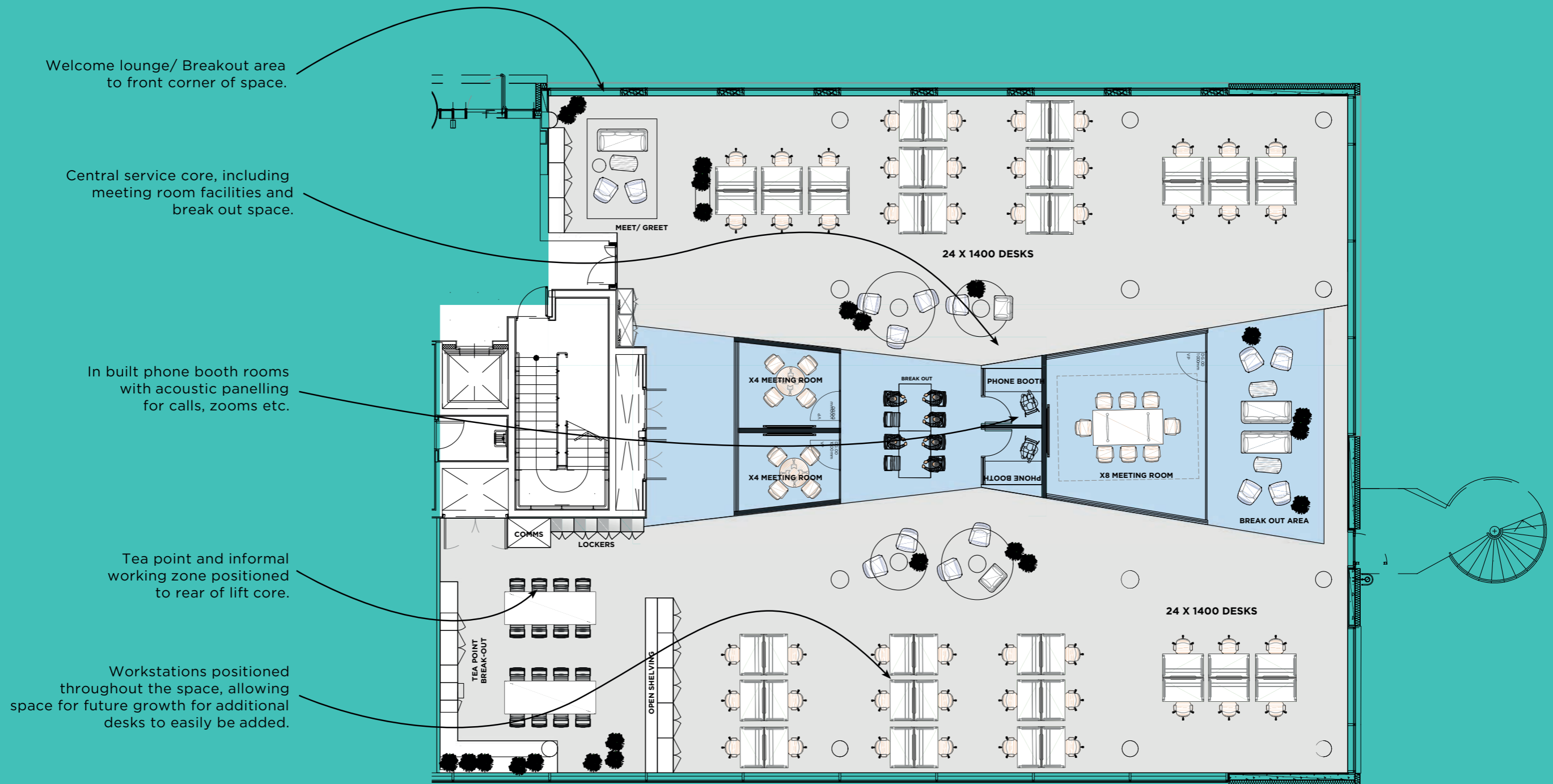
ONSITE MANAGEMENT TEAM





# FLEX AT BUILDING 1430

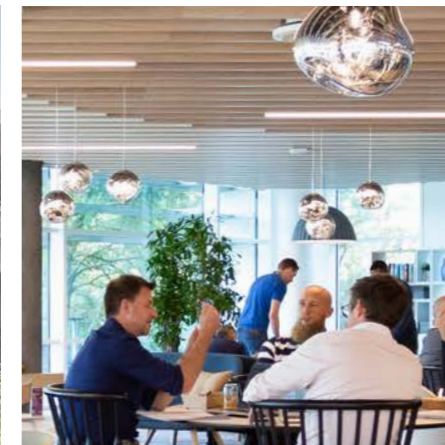
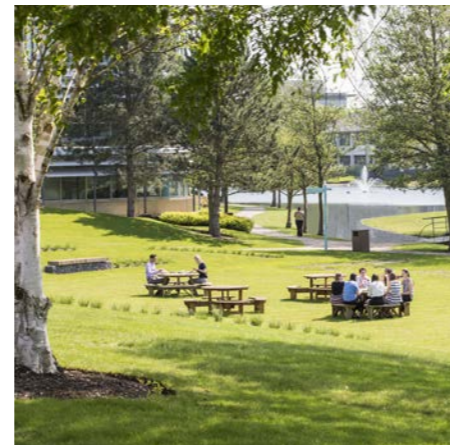
## SELF-CONTAINED OFFICES ON THE GROUND FLOOR TOTALLING 5,652 SQ FT



Desk Size - 1400mm X 820mm

# ARLINGTON BUSINESS PARK

Arlington can deliver a solution that meets your needs today and into the future.



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

The award-winning Arlington Business Park is designed around a picturesque lake and approximately 49 acres of shared parkland.

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

Arlington Business Park's lake is surrounded by a range of amenities including a gym, a theatre-style landscaped space holding events throughout the year and known affectionately as The Bowl, a table tennis table and Arlington's own beehives.

The state-of-the-art Floating Pavilion is a shared meeting, party and conference space

With floor-to-ceiling windows on all four sides, retractable doors on three sides and an outside terrace, it provides a work space that pushes the boundaries of conventional working environments.

Our on-site café offers more than just food and drink. We have 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 café gives employees the freedom to work and think creatively.

Arlington's state-of-the-art onsite gym means employees can work out when it suits them.

Group classes as well as private training are bookable via the website. Clean and modern shower facilities also make it easier to take part at any time of the day.

# EVENTS



GREAT ENVIRONMENT  
AND GREEN SPACE



PROGRAMME  
OF EVENTS



OUTDOOR  
CINEMA

The park environment is perfect for outdoor events and activities.

# COMMUNICATIONS

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

Theale station is a short walk from the park and offers 32 London-bound trains every weekday, 16 of them direct to London Paddington, with the fastest being 45 minutes.



Just a 5 minute walk away from Arlington Business Park is the characterful village of Theale; a quaint high street adorned with shops, pubs and restaurants.



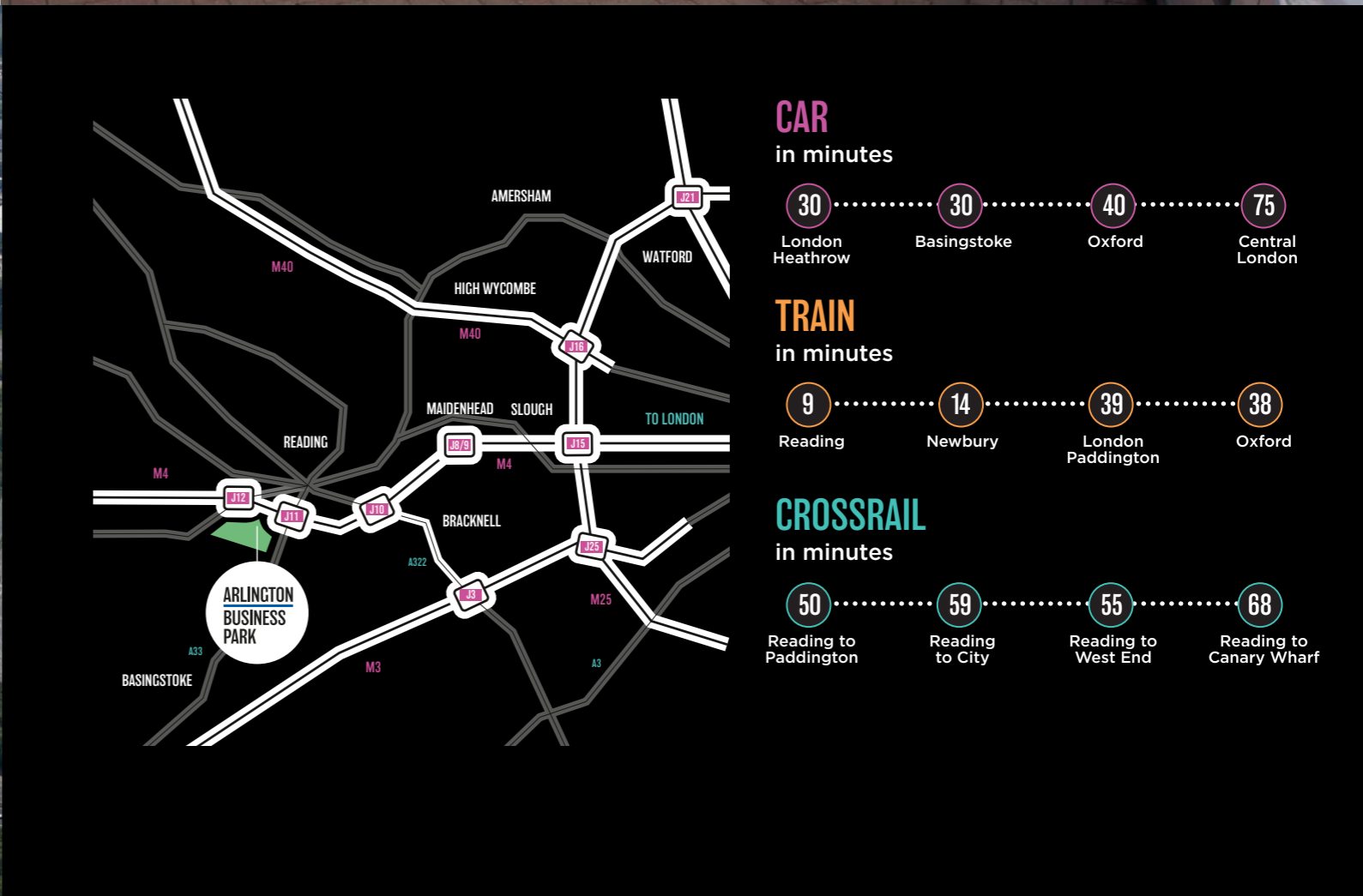
VILLAGE PUBS



SHOPS



POST OFFICE



FOR FURTHER INFORMATION PLEASE CONTACT:

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**APAM**



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