



1330 ARLINGTON BUSINESS PARK

Theale, Reading RG7 4SA

6,000 – 12,917 Sq Ft
Premium Fitted Offices to Let

NEWLY REFURBISHED OFFICE SPACE WITH PANORAMIC LAKE AND PARKLAND VIEWS.



Park grounds



Building Exterior



Landscaped park
in a scenic environment



Extensive on-site
amenities



Adjacent to
the M4

**1330 Arlington Business Park
is located alongside the M4,
just outside of Reading.**

Building 1330 currently offers 12,917 sq ft of newly refurbished workspace on the 2nd floor – providing occupiers with generous breakout areas and numerous communal building amenities – ensuring tenant well-being is front and centre.



Breakout area



Open plan office

A CURATED SPACE DESIGNED FOR CONTEMPORARY OPEN PLAN WORKING.

Fully fitted to a high specification – from electric vehicle charging to extensive end-of-journey facilities – Building 1330 has it covered.

SPECIFICATION



Fully fitted
plug & play space



Excellent
end-of-journey
facilities



Semi-exposed
services



WiredScore
Gold



Electric vehicle
charging



1:219 sq ft
car parking ratio



2.7m floor to
ceiling height



EPC
rating 'B'



Remodelled double
height reception



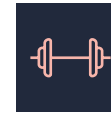
Boardroom



BUILDING AMENITY



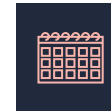
Access to café and on-site catering



Gym facilities run by Lake Fitness



Access to floating pavilion



Park events programme



Integrated building and park app



49 acres of scenic parkland

THERE'S MUCH MORE TO ARLINGTON BUSINESS PARK.

Building 1330 has access to the on-site scenic floating pavilion and large cafeteria – with catering on-site and plenty of room to take a wander, it offers the perfect environment to relax and recharge.

Additionally, the park has a gym run by Lake Fitness and an events programme to keep things active.



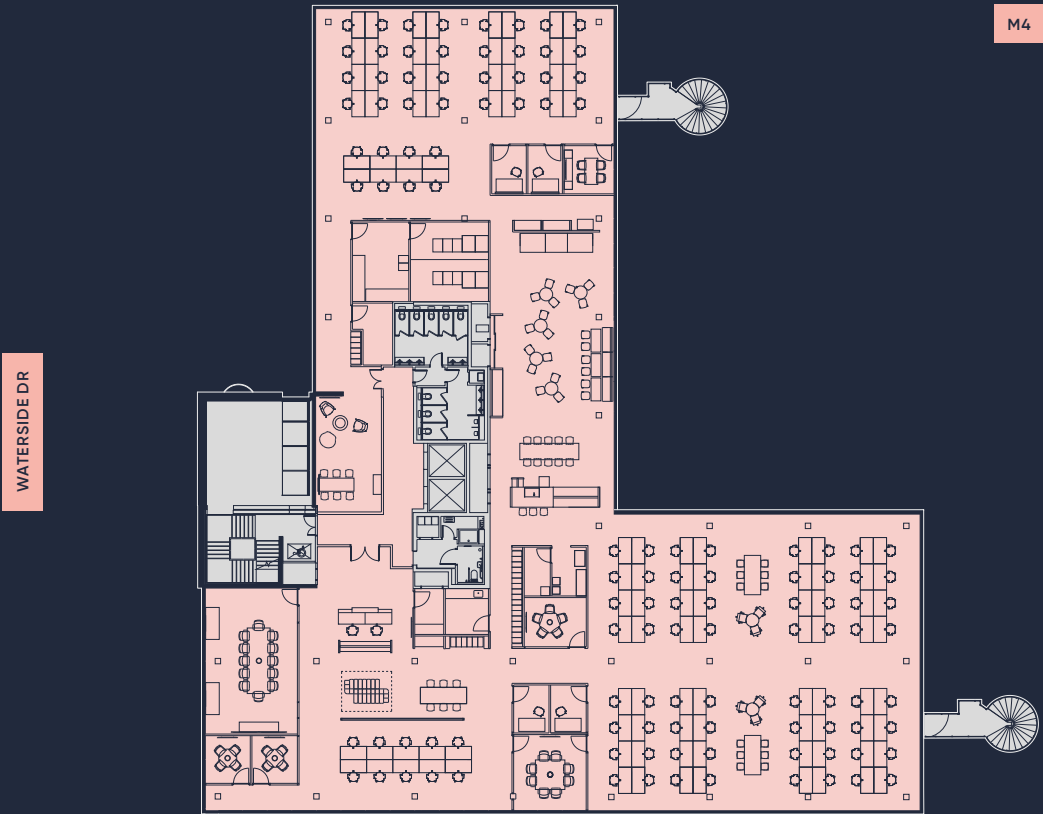
AN EFFICIENT AND COLLABORATIVE WORK ENVIRONMENT.



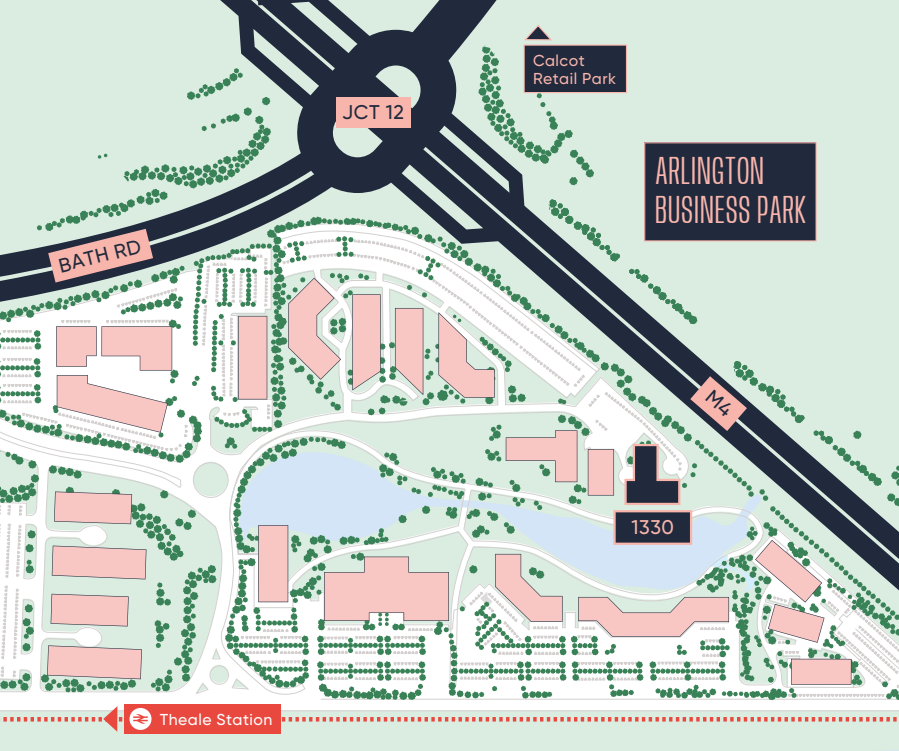
Teapoint / breakout area

2ND FLOOR - 12,917 SQ FT

Floor plans not to scale.
For indicative purposes only.



Workstations	114	5 person meeting room	01
12 person boardroom	01	Teapoint / breakout	01
4 person meeting rooms	03	Collaboration areas	03
8 person meeting room	01	Games / rec room	01
Reception	01	Phone booths	04



CONNECTIVITY



300M TO M4



15 MIN TO THEALE STATION



38 MIN TO HEATHROW



TRAVEL IS EASY WHEN YOU'RE A STONE'S THROW FROM THE M4.

Adjacent to the motorway network, and a short walk from Theale Station – travel connections are excellent.

Trains from Theale run into London as well as nearby Reading's town centre where you can enjoy the exciting range of vibrant amenities.



FURTHER INFORMATION

Terms

Upon application.

Viewings

Strictly through the joint
sole letting agents:

Tom Fletcher

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07752 127 413

Charlie Benn

charlie@hatch-re.com
07563 383 443

Andy Nixon

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07973 924 947



Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.

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