



# 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

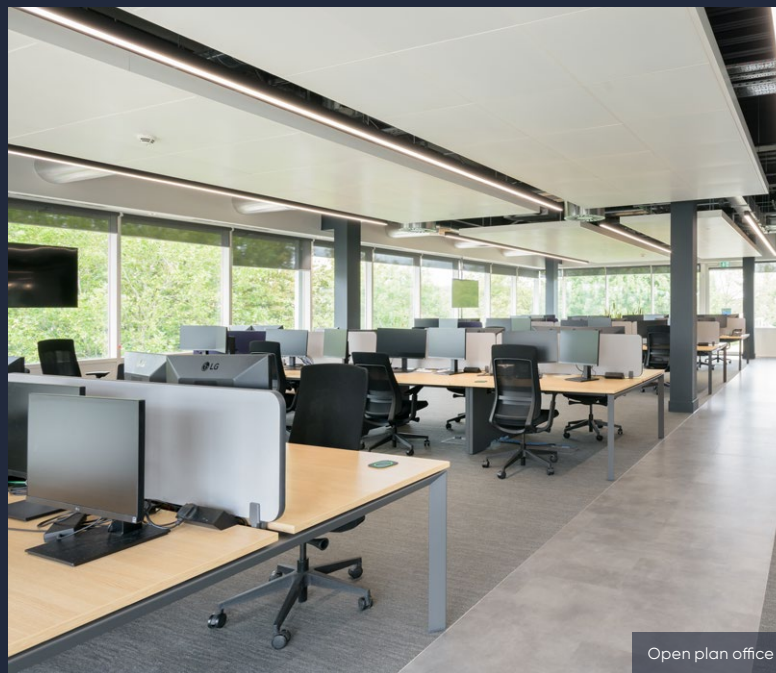
**1330 Arlington Business Park  
is located alongside the M4,  
just outside of Reading.**

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.



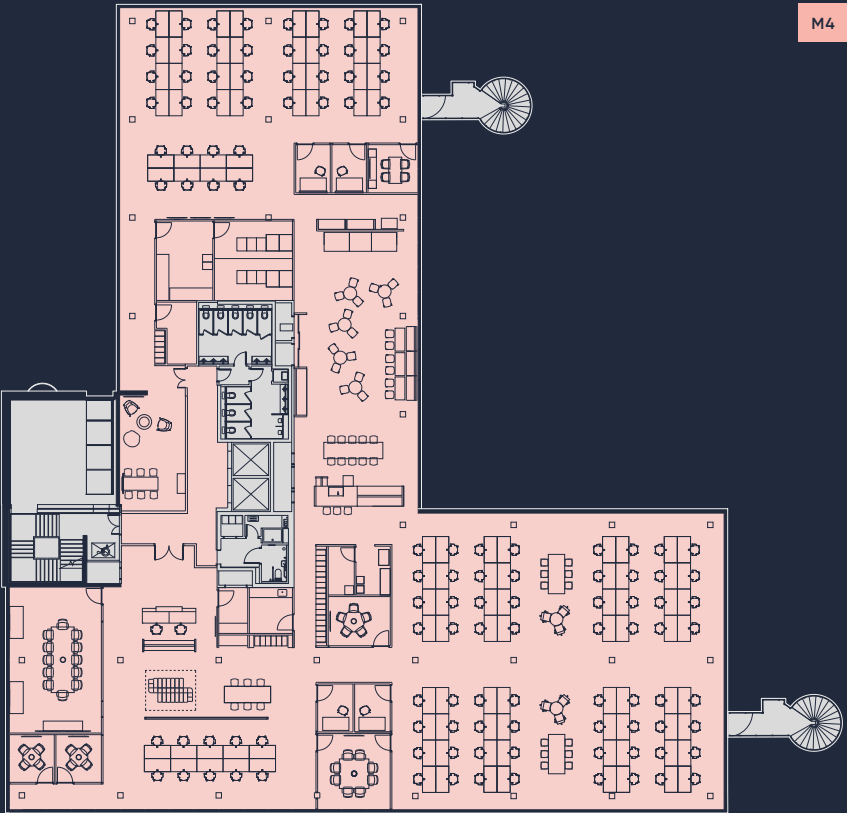
Teapoint / breakout area

## 2ND FLOOR - 12,917 SQ FT

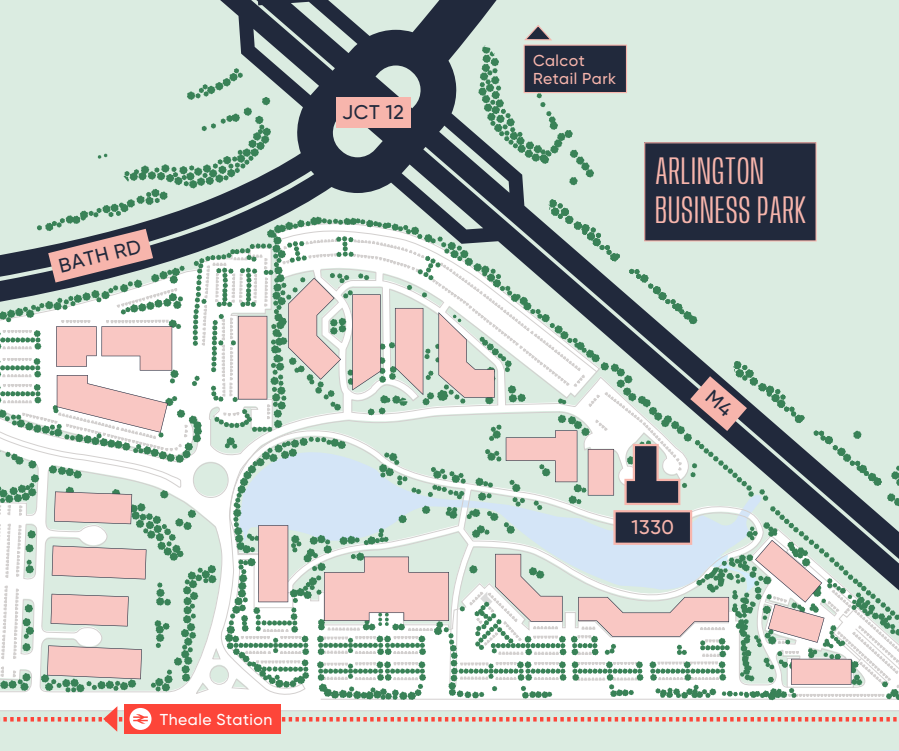
Floor plans not to scale.  
For indicative purposes only.



WATERSIDE DR



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

tom@hatch-re.com  
07752 127 413

#### Charlie Benn

charlie@hatch-re.com  
07563 383 443

#### Ollie McLeod

ollie.mcleod@eu.jll.com  
07790 562 040



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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