

**OFFICES TO LET**  
**6,000 – 29,762 SQ FT**

**1600**

**ARLINGTON**  
BUSINESS PARK

Theale, Reading RG7 4SA

# ELEVATED WORKSPACE

1600 Arlington Business Park provides a fully refurbished plug and play opportunity offering contemporary office accommodation set within a beautiful park.

The building has been fitted to a very high standard and includes a large and bright reception space, feature staircase, breakout zones, numerous board and meeting rooms, collaboration areas and client interaction space.

The ground floor is occupied by Bottomline and Laithwaites.

The first floor is available to let as suites from c.6,000 sq ft to 29,762 sq ft.



1600 ARLINGTON BUSINESS PARK



1600



PARK SETTING +  
AMPLE PARKING

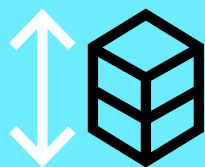
1600

**B.**  
Blend  
CAFÉ

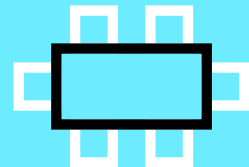
1600 ARLINGTON BUSINESS PARK

1600

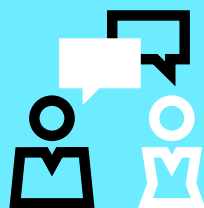
# SPECIFICATION



IMPRESSIVE DOUBLE  
HEIGHT LOBBY /  
RECEPTION



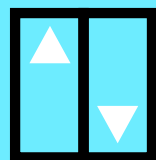
BOARD AND  
MEETING ROOMS



COLLABORATION  
ZONES



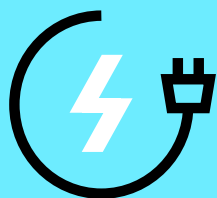
TEA POINTS/  
BREAKOUT  
THROUGHOUT



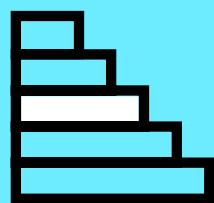
PASSENGER LIFT  
AND FEATURE  
STAIRS



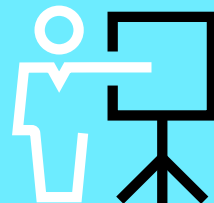
WCs AND SHOWER  
FACILITIES



FOCUS BOOTHS &  
TOUCHDOWN  
POINTS



EPC 'C'



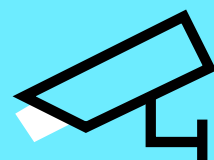
LARGE TOWN HALL/  
CONFERENCE  
FACILITY



LED LIGHTING



UPGRADED AIR  
CONDITIONING  
SYSTEM



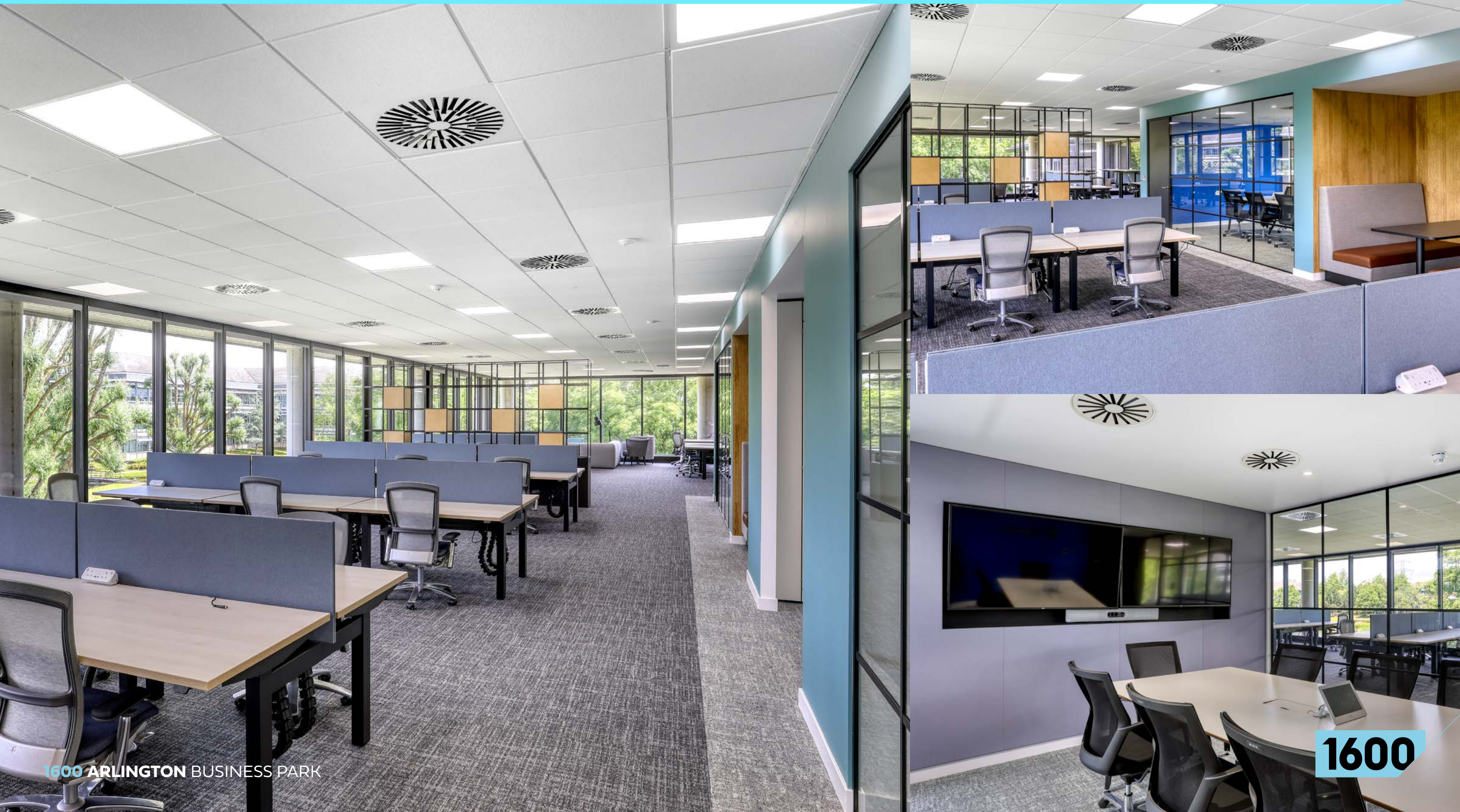
DOOR ACCESS  
SYSTEM/INTERCOM  
AND CCTV CAMERAS



# CONTEMPORARY ACCOMMODATION



# OFFICE ENABLED





MADE FOR  
TEAMWORK

# AVAILABILITY

|                    | sq ft       | sq m  |
|--------------------|-------------|-------|
| First floor        | 29,762      | 2,762 |
| Ground floor north | Laithwaites |       |
| Ground floor south | Bottomline  |       |

## FIRST FLOOR 29,762 SQ FT

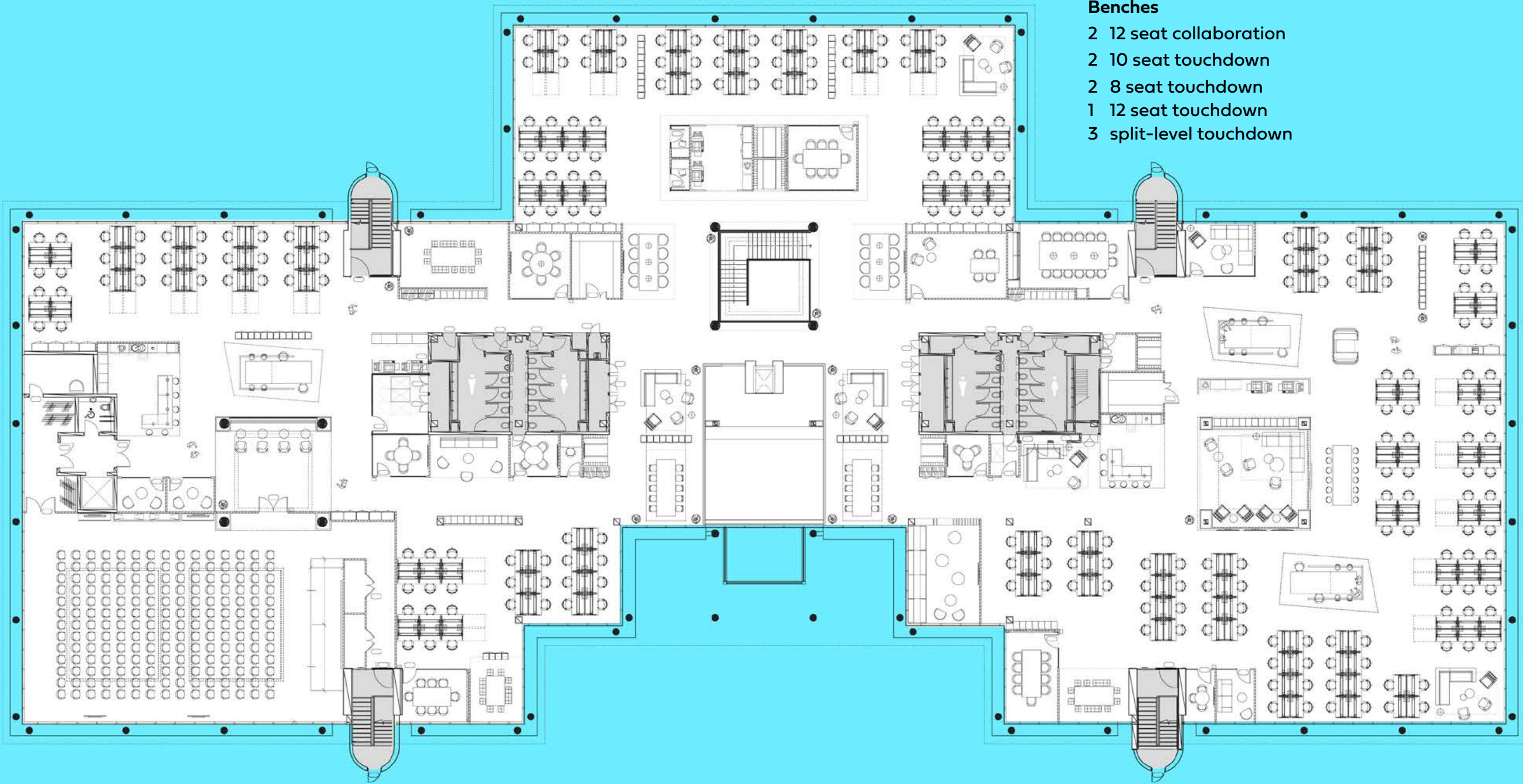
- Workstations**  
228 (possible additional 30)

**Meeting rooms**  
2 8 seat  
1 9 seat  
1 6 seat  
1 4 seat  
1 14 seat boardroom

**Benches**  
2 12 seat collaboration  
2 10 seat touchdown  
2 8 seat touchdown  
1 12 seat touchdown  
3 split-level touchdown
- Focus room**  
1 1 seat focus room

**Breakout**  
Facilities throughout

**Conference**  
200 seat conference facility



# POTENTIAL SPLITS

**SUITE 2 9,774 SQ FT**

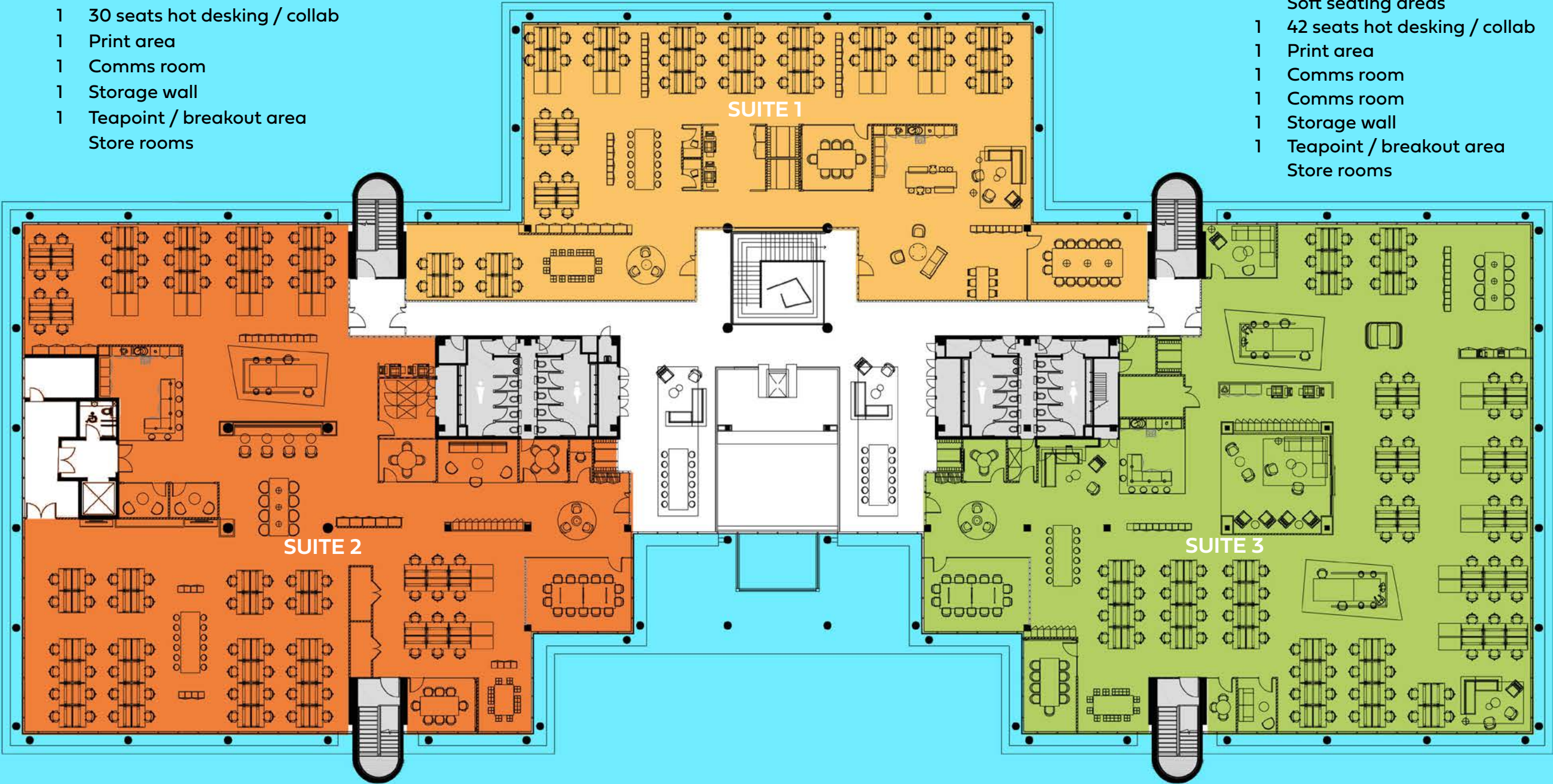
- 92 Workstations
- 1 Welcome area
- 1 14 seat boardroom
- 1 8 seat meeting room
- 1 4 seat meeting room
- 1 1 seat focus room
- 1 2 seat meeting room
- 1 30 seats hot desking / collab
- 1 Print area
- 1 Comms room
- 1 Storage wall
- 1 Teapoint / breakout area
- Store rooms

**SUITE 1 6,125 SQ FT**

- 56 Workstations
- 1 Welcome area
- 1 14 seat boardroom
- 1 8 seat meeting room
- 2 1 seat focus rooms
- 2 Informal booths
- 1 30 seats hot desking / collab
- 1 Print area / comms
- 1 Storage wall
- 1 Teapoint / breakout area

**SUITE 3 10,182 SQ FT**

- 92 Workstations
- 1 Welcome area
- 1 14 seat boardroom
- 1 9 seat meeting room
- 1 3 seat meeting room
- 1 Soft seat meeting room
- 1 Informal booth
- Soft seating areas
- 1 42 seats hot desking / collab
- 1 Print area
- 1 Comms room
- 1 Comms room
- 1 Storage wall
- 1 Teapoint / breakout area
- Store rooms



# PARK LIFE

Arlington Business Park is a multi-owner lakeside park close to Junction 12 of the M4. Theale High Street is a 5 minute walk from 1600 and offers a range of retail shops and eateries.

The park location combines a mature landscaped natural environment with an abundance of local facilities and amenities, including the nearby Calcot Retail Centre and IKEA and Sainsbury's superstores.



Sainsbury's



STARBUCKS®

GREGGS



Burghfield Sailing Club



Theale High Street



Calcot Retail Centre



Fox and Hounds



1600 ARLINGTON BUSINESS PARK



Blend café at The Hive



Park beehives

1600

# IN GOOD COMPANY

VERITAS LAITHWAITES

NOKIA  cornerstone

 Roland  HONDA

 Bottomline.  SPP PUMPS

↖ The West

M4

A4

Reading →

J12

A4

← Newbury

M4

J11 M4 & London ↘

↖ Theale Village 5 mins walk

←  Theale Station 5 mins walk

Towards Reading  →

1600

1600 ARLINGTON BUSINESS PARK

# M4 J12

← Towards Reading ⇨

↖ Reading, M25 & London

1600

Theale Station ↘



Theale Village ↘

M4

A4

J12

Newbury, Swindon & Bristol →

↙ A4, IKEA, Sainsbury's

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# CONNECTED

## ARLINGTON BUSINESS PARK

Theale • Reading • RG7 4SA

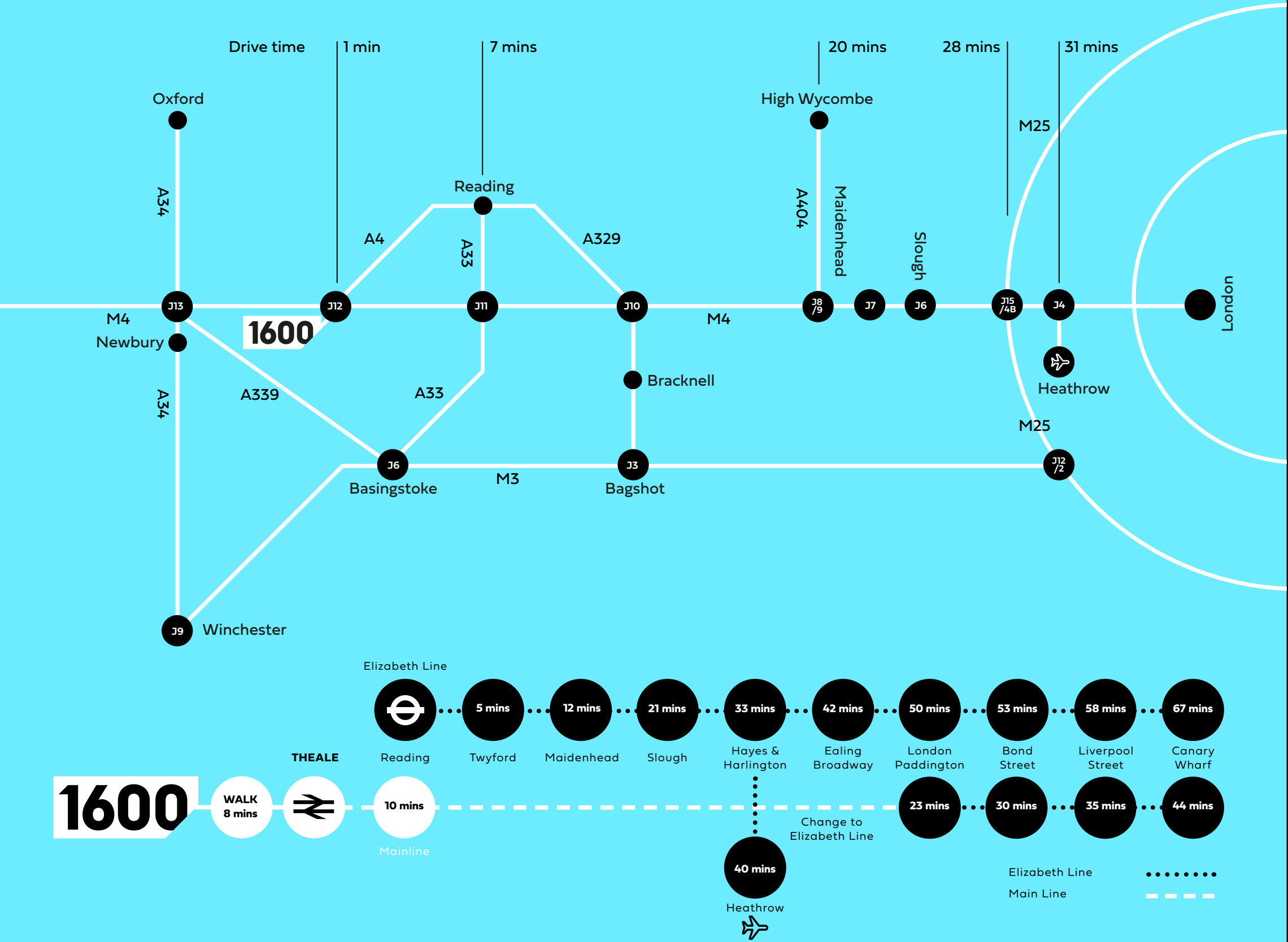
Theale is one of the primary out-of-town office locations in the Thames Valley. It is only 5 miles west of Reading and just 1 minute from M4 J12.

There is excellent road connectivity with immediate access to Reading, London and Heathrow Airport via the M4.

Theale Station provides regular direct services to Reading (11 mins), London (49 mins) and Newbury (17 mins).

Reading is one of the busiest rail hubs in Britain, connecting to London, Birmingham and Cardiff. The Elizabeth Line serves the West End, the City and Canary Wharf without having to change trains.

The JetBlack bus runs to and from Reading town centre, every 20 minutes at peak times.



# GET IN TOUCH



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