

# 1330

## ARLINGTON BUSINESS PARK

### GRADE A OFFICE SPACE

12,423 – 24,973 sq ft available to let

READING RG7 4SA



**Building 1330** has undergone an extensive refurbishment including a new double height reception extension; new VRF air conditioning system, semi-exposed raft ceilings and LED lighting. It offers panoramic views of the lake, floor-to-ceiling glass elevations and open floor plates that bring fantastic natural light to the workspace.

### Specification

Remodelled double-height reception

Extended glass façade

Semi exposed services

New VRF heating & cooling system

WiredScore Certified: Silver

2 x 10 person passenger lifts

Highly efficient LED lighting

EPC B

2.7m floor to ceiling height

Raised floor with 150mm void

1:10m<sup>2</sup> occupational density

New WCs and shower facilities

Integrated building analytics

Electric car charging points

Landscaped terrace



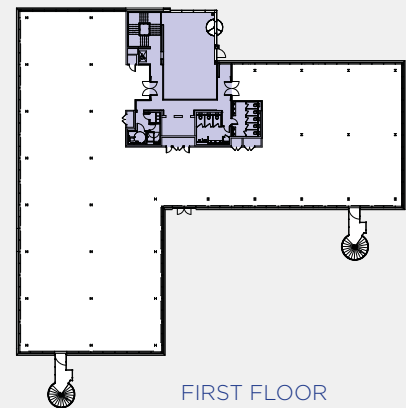
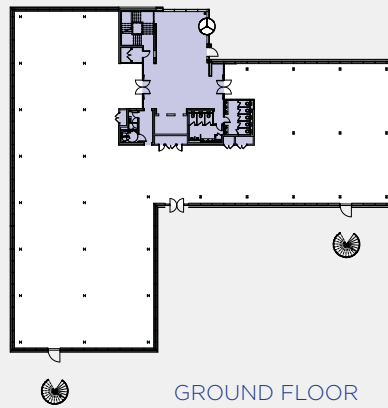
## Schedule of Areas

Floor	sq ft
Second	LET
First	12,550
Ground	12,423
<b>Total</b>	<b>24,973</b>

Car parking ratio: 1:219 (114 spaces)



## INDICATIVE FLOOR PLANS (NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY)



## FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:

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