

# 1220

## ARLINGTON BUSINESS PARK

### GRADE A OFFICE SPACE

5,000 – 30,624 sq ft available to let

READING RG7 4SA



**Building 1220** has recently undergone an extensive refurbishment including a new double width reception, 4-pipe fan coil air conditioning system, new ceilings, and LED lighting. The high specification offices are arranged on three floors and have an excellent car parking ratio of 1:216 (142 spaces). It benefits from lake views and sits adjacent to newly developed landscaped seating areas and pocket gardens.

### Specification

New re-modelled double width reception

New WCs and shower facilities

Metal tile plank ceiling grid

Landscaped garden terrace

WiredScore Certified: Silver

CCTV and electronic access control system

2 x 10 person passenger lifts

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

3m floor to ceiling height

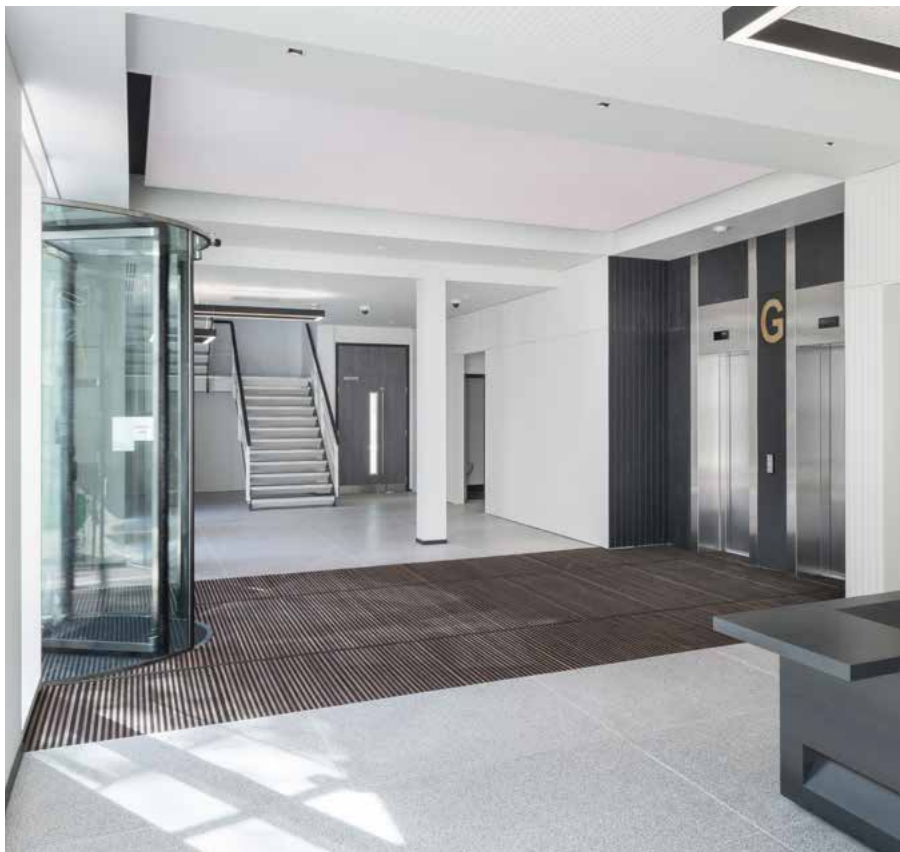
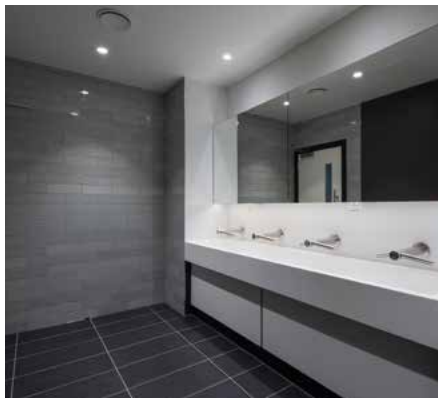
EPC B

LED lighting with programmable PIR controls

Video entry intercom

Integrated building analytics systems

Chilled water comfort cooling and heating via high level 4-pipe fan coil units

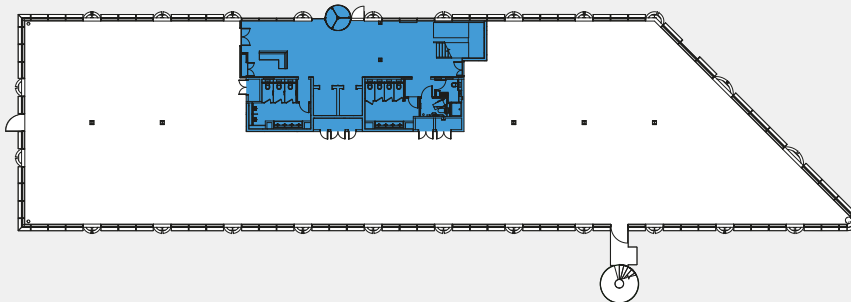


## Schedule of areas

Floor	sq ft
Second	10,495
First	10,495
Ground	9,634
Reception	1,001
<b>Total</b>	<b>30,624</b>
Car parking ratio: 1:216 (142 spaces)	



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



## FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:



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