

The logo features the text "Arlington Park" in a large, white, sans-serif font. A small white butterfly icon is positioned above the letter "n". Below "Park", the word "Reading" is written in a smaller, white, sans-serif font. The entire logo is centered on a dark green background with abstract, lighter green leaf-like shapes.

Arlington Park

Reading

WELCOME TO ARLINGTON PARK

**THE THAMES VALLEY'S LAKESIDE
HOME FOR DYNAMIC, RESPONSIBLE
BUSINESSES OF ANY SIZE.**





FOR ORGANISATIONS SMALL AND LARGE

From 1,000 sq ft to 50,000+ sq ft of diverse and dynamic office space.

SMALLER SPACES

From 12 desks.

Offering work-ready, self-contained suites with flexible leasing solutions.



BIGGER SPACES

From 5,000 sq ft to 50,000+ sq ft.

Exceptional CAT A workspaces with sweeping views across the Park.







1210

1220

1230

1240

1310

1320

1330

1410

1420

1430

1650

ESTATE
MANAGEMENT
OFFICE

FLOATING
PAVILION

CAFÉ & GYM

BEEHIVES

THE BOWL

CAFÉ

THEALE
STATION

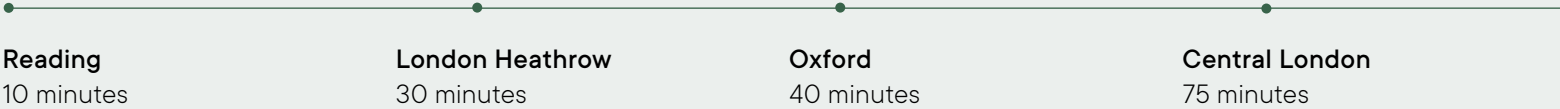
M4



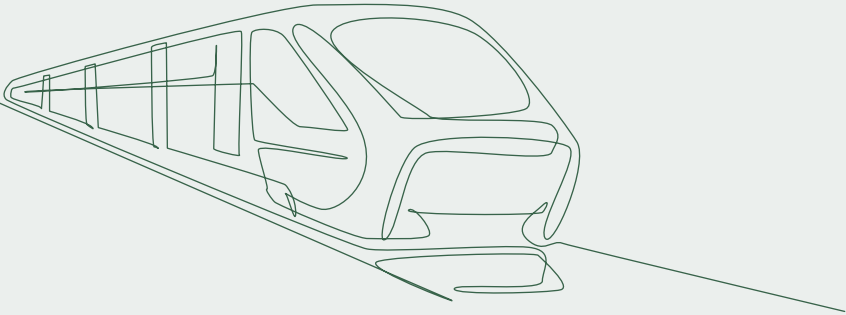
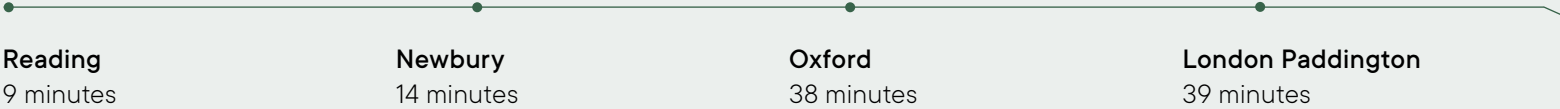
A BRILLIANTLY CONNECTED COMMUNITY

LESS THAN A 10-MINUTE WALK FROM THEALE STATION

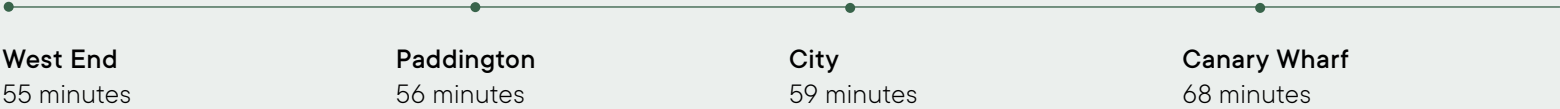
By road (adjacent to J12 of the M4)



By train (from Theale Station)



By Elizabeth line (from Reading Station)







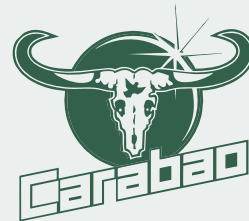


OUR LAKESIDE COMMUNITY



COHESITY

RIDGE



“When relocating, location was obviously a key consideration but the quality of the space and environment for our staff was critical. Arlington Park provides great office space in a wider surrounding that has been a pleasure to become part of.”

Ridge and Partners LLP

EXCEPTIONAL AMENITIES FOR ALL

A flourishing and vibrant waterside campus.

CAFÉ AT NO. 10

An idyllic location for informal meetings, lunches and events. Offering an extensive food and drinks menu, library and lounge, meeting rooms and outdoor terrace with panoramic views across the lake.



THE BOWL

Our landscaped, theatre-style space for events, lunch breaks and outdoor meetings. Serviced by high-speed Wi-Fi for outdoor working, or deckchairs and table tennis when taking a breather.



FLOATING PAVILION

A state-of-the-art meeting, events and conference space, set directly on the lake. Drawing the outside in with floor-to-ceiling windows, retractable doors and an outside terrace.





YEAR ROUND EVENTS

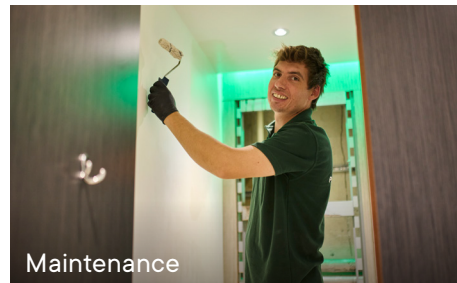
January	February	March	April	May	June
Vision Board Workshops A fun and creative session to map out the year ahead.	Valentine's Chocolate Lab Try your hand at making chocolate bark.	International Day of Happiness Celebrating happiness at the Café @No.10.	Easter Family Fun Day An open event for all, supporting Alexander Devine Children's Hospice.	Table Tennis A doubles tournament and chance to win cash prizes.	Zorbing on the Lake Get your colleagues together and come and walk on water.
Workout Wednesday Free gym access, available every week.	Scalextric Challenge Race your colleagues, head to head.	Craft Group Held on the first and third Wednesday of the month.	Lunchbox Nutrition Workshop A 45-minute workshop on making healthy choices.	Mental Health in the Workplace Providing valuable resources and tools to support mental wellbeing.	Pub Quiz Raising money for Alexander Devine Children's Hospice.
July	August	September	October	November	December
Free Strawberries and Cream Spend your lunch break watching Wimbledon on the big screen.	French Crêpes Join us at The Bowl for a free lunchtime treat.	Honey Collection Take home your own Arlington Park honey.	Harvest Festival Collecting supplies to support West Berks Foodbank.	Virtual Cooking Class Learn how to make your own Christmas Pudding.	Santa Fun Run Run, walk, or jog in our annual Park run.
Outdoor Cinema A community screening of Wicked with food and drinks.	Street Food Market Serving a mixture of Greek and Spanish street food.	Netball Shoot Out Shoot as many goals as you can in one minute.	Winter Hanging Baskets Our annual event to spruce up your winter baskets.	Christmas Toy Drive Supporting Alexander Devine Children's Hospice.	Christmas Family Fun Day Come and be transported into a winter wonderland.





A COMMITTED TEAM THAT CARES

Managed and maintained by a team with 100+ years of combined service.



“For the past eight years, I’ve been keeping the business park well-fed and happy - because let’s face it, meetings go smoother when the sandwiches are good, and nobody negotiates well on an empty stomach! ”

Nat, Catering Manager

WELLNESS ON THE PARK

LAKE FITNESS @ NO.10

Modern gym facilities, available exclusively for those working on the Park. With flexibility to arrange your workouts around your workday, each membership includes a calendar of group exercises.



NATURAL WORKING

Set around a picturesque lake and some 49 acres of parkland, our campus encourages interaction with nature through outdoor seating, dedicated picnic spots, landscaped open spaces and tree-lined paths.





MAKING A DIFFERENCE

PLANET

Prioritising sustainability with a zero waste to landfill policy, proactive lake maintenance, 100% renewable energy and best-in-class WiredScore accreditations. The Park also encourages climate friendly transport through electric vehicle charging, bike hire, storage and repair facilities and proximity to Theale station.



PEOPLE

Complementing our full calendar of events, the Park offers an extensive outreach programme for both tenants and the local community. This includes supporting local entrepreneurs and creators, regular survey feedback from tenants, networking events with local businesses and partnerships with local charities.



PERFORMANCE

Responsible governance is a key priority for all members of the Arlington Park team. This includes conducting regular audits across cyber security, disability access and risk management; minimum standards for fit out, refurbishment and development and strict criteria for all service suppliers.





CHARITABLE INITIATIVES

We are proud to support numerous charities each year, including both local and national organisations. In 2024, and in honour of Arlington Park’s 35th anniversary, we committed to raising £35,000 for our charitable partner, the Alexander Devine Children’s hospice. Achieved through an array of on-site events and matched funding, the team continue to work closely with the charity in their quest to raise 83% of their required funding from gifts and donations.





Alexander Devine
Children's Hospice Service



Save the Children



MOVEMBER

MACMILLAN
CANCER SUPPORT



Guide Dogs

ABC to read



Assisting Berkshire Children to read





FURTHER INFORMATION



Willem Janssen
07793 683 838
willem.janssen@colliers.com

Conor Walmsley
07716 406 211
conor.walmsley@colliers.com



Chris Barrs
07779 010 839
chris.barrs@hollishockley.co.uk

Elizabeth Gray
07712 815 268
elizabeth.gray@hollishockley.co.uk

Current Availability

Arlington Park
Building 1410
Reading
RG7 4SA

what3words: alive.lawn.landed