

# 1430

## ARLINGTON BUSINESS PARK

### GRADE A OFFICE SPACE

5,652 sq ft available to let

READING RG7 4SA

[ARLINGTONBUSINESSPARK.CO.UK](http://ARLINGTONBUSINESSPARK.CO.UK)



**Building 1430** has undergone an refurbishment including new 4-pipe fan coil air-conditioning, new ceilings and LED lighting. The last remaining suite is situated on the ground floor, overlooking the lake and benefits from an excellent car parking ratio.

### Specification

Double height reception

4-pipe fan coil air-conditioning

21 metre width floor plates

3 metre floor to ceiling height

LED lighting throughout

New reception finishes

Brise soleil louvres

Full access raised floors

1 x 10 person passenger lift

High quality WCs and shower facilities

EPC: C

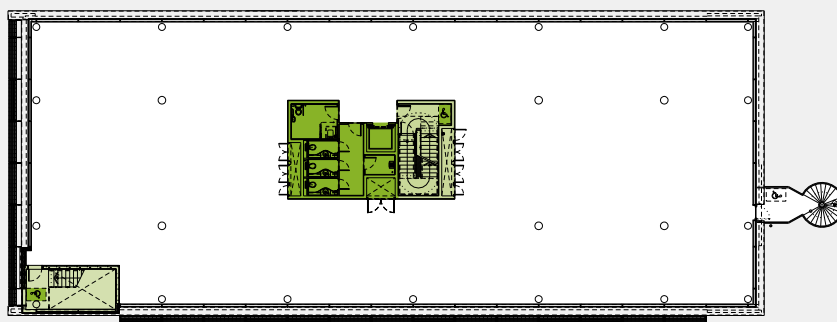


Indicative image of CAT A space

## Schedule of areas

Floor	sq ft
Second	LET
First	LET
Ground North	LET
Ground South	5,652
<b>Total</b>	<b>5,652</b>
Car parking ratio: 1:246 (23 spaces)	

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



## FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:



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