

1330

ARLINGTON BUSINESS PARK

GRADE A OFFICE SPACE

4,305 – 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

1:10m² occupational density

New WCs and shower facilities

Integrated building analytics

Electric car charging points

Landscaped terrace



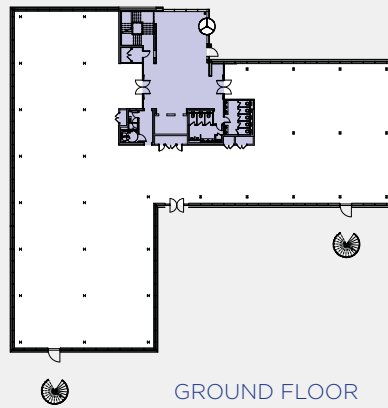
Schedule of Areas

Floor	sq ft
Second	LET
First	12,550
Ground	12,423
Total	24,973

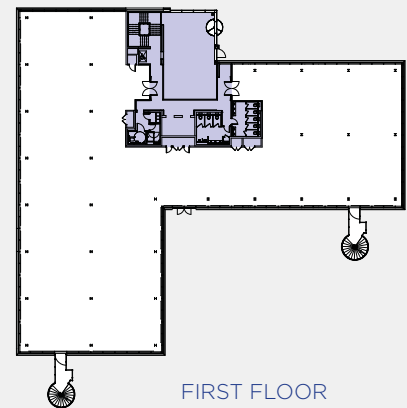
Car parking ratio: 1:219 (114 spaces)



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



GROUND FLOOR



FIRST FLOOR

FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:



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