

# ARLINGTON BUSINESS PARK

**READING RG7 4SA** 

### **GRADE A OFFICE SPACE**

5,000 - 30,624 sq ft available to let



**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	CCTV and electronic access control system	LED lighting with programmable PIR controls
New WCs and shower facilities	2 x 10 person passenger lifts	Video entry intercom
Metal tile plank ceiling grid	1:10m² occupational density	Integrated building analytics systems
Landscaped garden terrace	3m floor to ceiling height	Chilled water comfort cooling and heating via high level 4-pipe fan coil units
WiredScore Certified: Silver	EPC B	





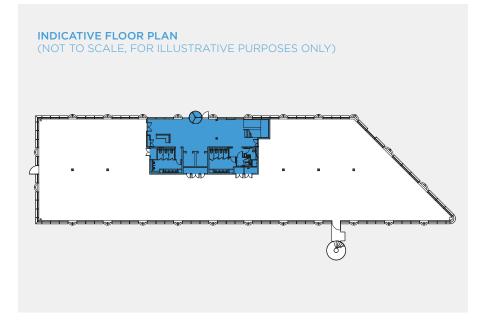


#### **Schedule of Areas**

Floor	sq ft
Second	10,495
First	10,495
Ground	9,634
Reception	1,001
Total	30,624

Car parking ratio: 1:216 (142 spaces)





## FOR FURTHER INFORMATION PLEASE CONTACT THE ACENTS:



**Tom Mellows** 

tmellows@savills.com

**Stuart Chambers** 

stuart.chambers@savills.com



Chris Barrs

chris.barrs@hollishockley.co.uk

Natasha Ryan

natasha.ryan@hollishockley.co.uk

Alice Hilliard

alice.hilliard@hollishockley.co.uk

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