

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

1:10m² 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

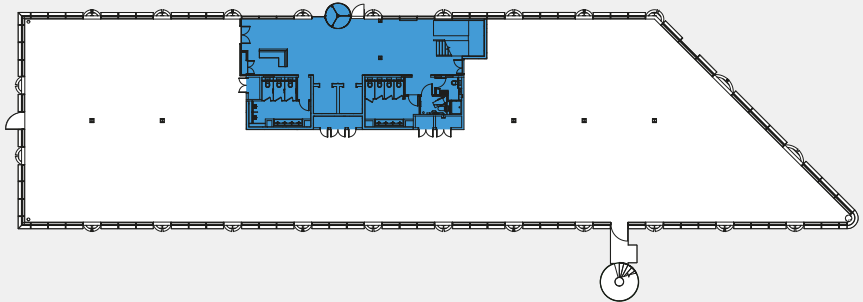


Schedule of Areas

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