



ARLINGTON BUSINESS PARK
READING RG7 4SA

aroundthelake.co.uk

Arlington Business Park | Reading offers an environment that is second to none, providing your staff with the perfect blend of setting, location and amenities at Junction 12 of the M4.

Arlington offers a unique opportunity within the Thames Valley to occupy the highest quality business space set amongst stunning lakes and landscaped grounds designed for the modern occupier.

1240, a headquarters building of 34,420 sq ft, is undergoing a comprehensive refurbishment to include an enlarged and remodeled reception and will be completed in Q2 2018.



UNIQUE SETTING, LOCATION AND LIFESTYLE





SPECIFICATION AND FEATURES



- New and remodelled double-height reception
- Extended glass facade overlooking lake
- New VRF heating & cooling system
- 2 x 10 person passenger lifts
- Highly efficient LED lighting
- Expected EPC B
- 2.84m floor to ceiling height
- Raised floor with 150mm void
- 1:10m² occupational density
- New WCs and shower facilities
- Landscaped garden terrace
- Exceptional parking ratio: 1:226 sq ft

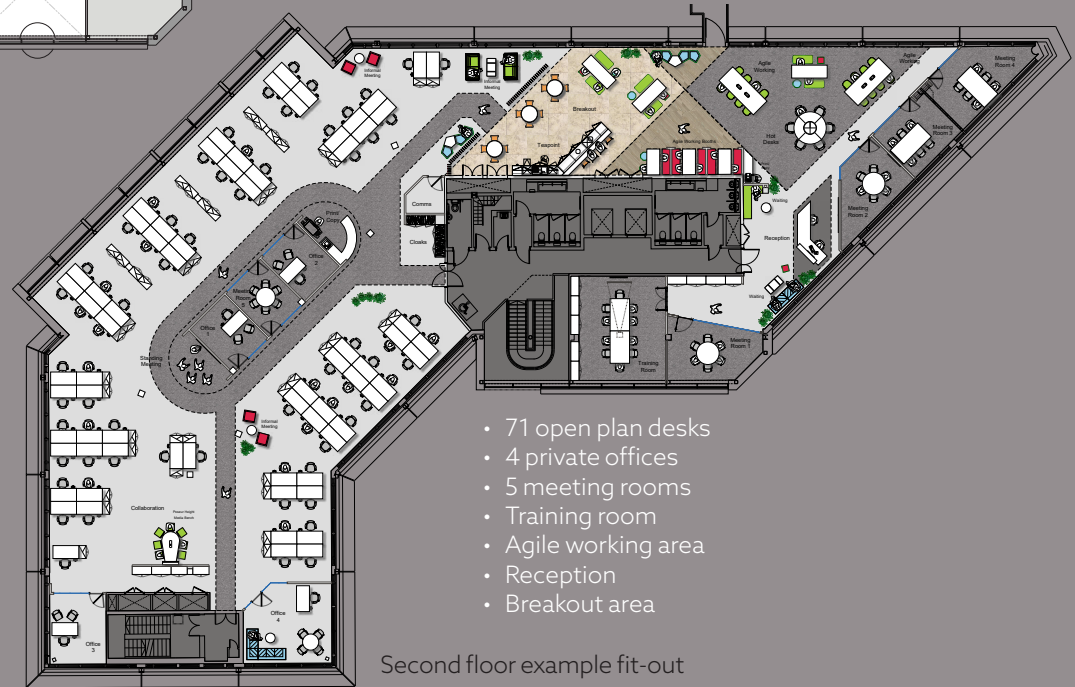
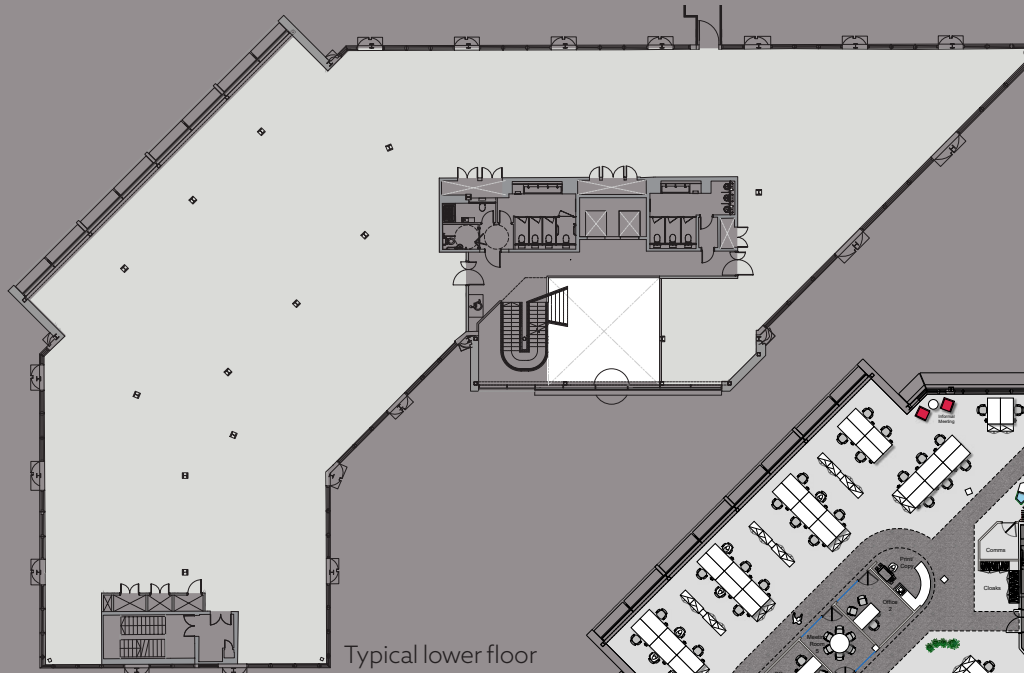


FLOOR PLANS

Schedule of areas

Floor	Net internal area	
	sq m	sq ft
Second	1,074	11,560
First	1,045	11,250
Ground	1,014	10,910
Reception	65	700
Total	3,198	34,420

Car parking ratio - 1:226 sq ft





FLOODED WITH NATURAL LIGHT

Indicative image

café Nº10



The café and lounge space now open at 1410 provides a stunning lakeside setting for time out, lunch, meetings and events, exclusively for our tenants.

- Extensive hot and cold food and drink selection varied daily
- Starbucks coffee
- Bookable meeting room / co-working area with screen
- Separate lounge and library area
- Cashless fob system for all purchases: top-up via our dedicated app or online
- Meetings and events hospitality service
- Order in advance for collection or delivery to your door
- Shop providing the essentials and a concierge service including dry cleaning, car valet etc.
- Renovated external seating terrace
- Charging points and free WIFI





The amenity space also incorporates a well equipped gym for individual workouts, personal training and group classes, exclusively for our tenants

- Cardio and weight machines
- Free weights
- Fitness studio with varied class timetable tailored to tenants' requests

- Book classes through Arlington's Around the Lake website
- Personal training available – book direct with one of our instructors
- Great value membership



floating pavilion

Opening in Q4 2017, the Floating Pavilion will be exclusively available for our tenants to book private meetings and functions. A hospitality food and drink service and delivery will be available through our online portal.



the bowl

The Bowl provides unrivaled opportunities for staff to enjoy the sunshine and take in the view. Step-seating meets the lake alongside a forecourt lawn area designed to host our calendar of tenants' events, including a summer food festival and artisan market.

M4
Junction
12



floating
pavilion

Q4 2017

lake
fitness
№10

café
№10

shop
№10

the bowl





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CONNECTIONS

Road mins

Reading	15
M25	28
Basingstoke	30
London Heathrow	36
Oxford	44
Central London	69
Bristol	73

Rail mins

Oxford	43
London Paddington	40
Newbury	14
Reading	7

Sources: AA Route Planner Trainline

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