

# 1420

## ARLINGTON BUSINESS PARK

### PART FIRST FLOOR GRADE A OFFICE SPACE

4,650 sq ft available to let

READING RG7 4SA

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



Building 1420 has undergone an extensive refurbishment, with only one suite remaining on the third floor which has excellent panoramic views of the lake.

### 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

New WCs and shower facilities

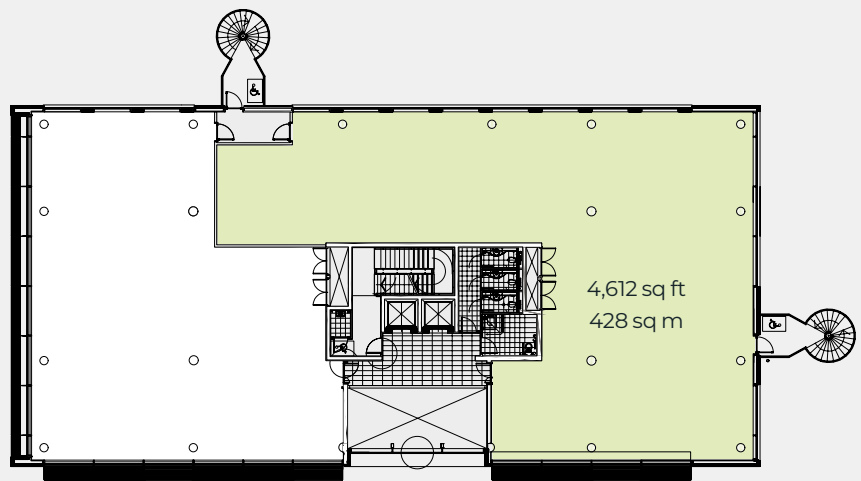
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## Schedule of areas

Part first floor	4,612 sq ft	428 sq m
Car parking ratio 1:244		

### INDICATIVE FLOOR PLAN (not to scale, for illustrative purposes only)



FIRST FLOOR

## FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:

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