

**ARLINGTON  
BUSINESS  
PARK**

READING RG7 4SA

**BUILDING  
1210**

**A CONTEMPORARY AND COMPREHENSIVE EXTENSION AND REFURBISHMENT  
WITHIN A GREEN AND VIBRANT BUSINESS PARK**

**FULL PLANNING  
NOW GRANTED**

# BUILDING 1210

Planning has recently been secured to extend and reconfigure Building 1210 to create a best in class and ESG- focused scheme, which can be delivered in 14 months from signing an Agreement for Lease.

The latest in a series of successful transformations of offices on the award-winning Arlington Business Park, Building 1210 is an exceptional opportunity to acquire outstanding new workspace.

Sustainability and wellness are at the heart of the design brief for the refurbishment and extension.

Efficient and contemporary office areas will promote healthy interaction between the people who work there and help them thrive.

The second floor features a new terrace providing space for open-air work and relaxation.

A new entrance leads to a light-filled triple height atrium with informal meeting areas and tea point.

Landscaping improvements include safe pedestrian access and a new external feature stair at the rear of the building which also provides an opportunity for prominent signage.

Building 1210 can accommodate occupiers from 5,000 sq ft upwards.



Target: Excellent



Target: 2 Stars



Target: 4 stars (base position)



Target: Certified

## SPECIFICATION AND AMENITY HIGHLIGHTS

### Technical



Re-coated raised access floor to lower carbon emissions



2700mm raft/suspended ceiling height



Exposed services with acoustic rafts and integrated lighting



VRF air conditioning



EPC Target: A

### Workspace



Occupational density 1:8 sq m



New shower & changing facility



Wiredscore Target Rating: Silver



170 car parking spaces – ratio 1:226 sq ft



56 secure covered bike spaces  
10 visitor stands

### On The Park



75+ events per year



Café @ No10



Lake Fitness Gym @ No10



Golf putting green



Table tennis

### Environment



49 acres of scenic parkland



Photovoltaic (PV) electrical generation



Electric vehicle charging points



Brompton bikes



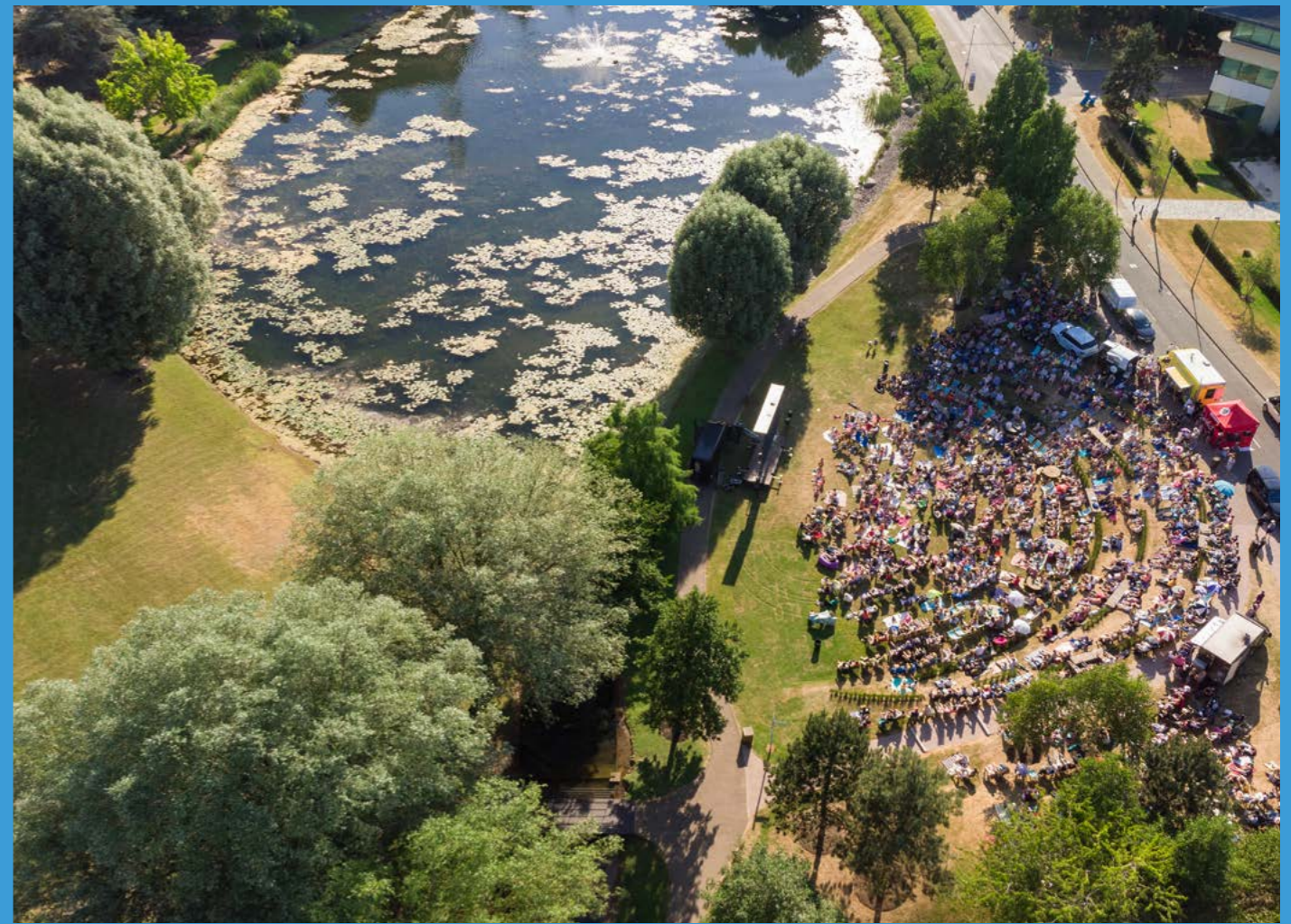
Amazon lockers



Indicative fit out for illustration purposes







Located within the picturesque Thames Valley, Arlington Business Park has been specially designed to blend the advantages of a modern working environment with the benefits of the outdoors.

The award-winning Arlington Business Park is designed around a picturesque lake and approximately 49 acres of shared parkland.

With pocket parks, open grassy banks, picnic spots and tree-lined paths, Arlington's innovative design brings nature into your place of work.

Arlington Business Park's lake is surrounded by a range of amenities including a gym, a theatre-style landscaped space holding events throughout the year and known affectionately as The Bowl, a table tennis table, a new golf putting green and Arlington's own beehives.



The state-of-the-art Floating Pavilion is a shared meeting, party and conference space. With floor-to-ceiling windows on all four sides, retractable doors on three sides and an outside terrace, it provides a work space that pushes the boundaries of conventional working environments.



Our on-site café offers more than just food and drink. We have a library, lounge, football table, selection of board games, meeting room and beautiful outdoor terrace overlooking the lake. Having the choice of working at a desk or in the café gives employees the freedom to work and think creatively.



Arlington's state-of-the-art onsite gym means employees can work out when it suits them. Group classes as well as private training are bookable via the website. Clean and modern shower facilities also make it easier to take part at any time of the day.

## THEALE VILLAGE

Just a 5 minute walk away from Arlington Business Park is the characterful village of Theale; a quaint high street adorned with shops, pubs and restaurants.



## COMMUNICATIONS

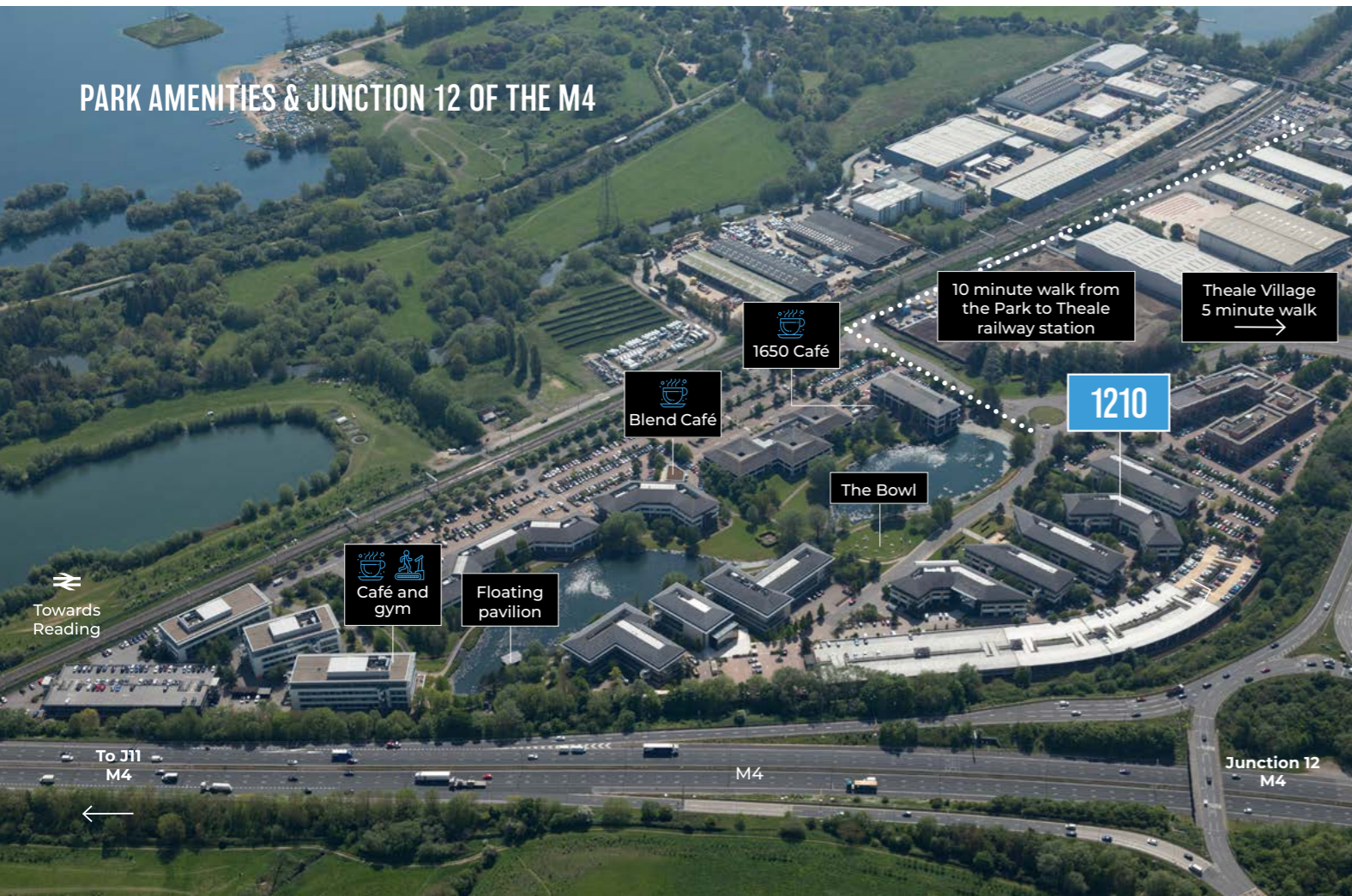
Arlington Business Park is adjacent to J12 of the M4 motorway, providing direct access to London and Bristol.

Theale station is a ten minute walk from the park and offers 32 London-bound trains every weekday, 16 of them direct to London Paddington, with the fastest being 39 minutes

The Elizabeth Line offers a direct service from Reading to the West End and the City

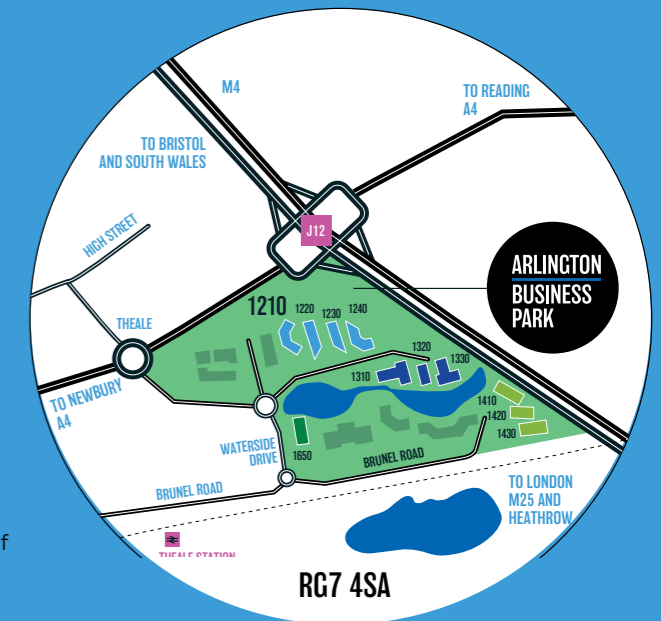


## PARK AMENITIES & JUNCTION 12 OF THE M4



## CONNECTIVITY

Mode	Reading	Basingstoke	London Heathrow	Oxford
<b>CAR</b> in minutes	18	30	30	40
<b>TRAIN</b> in minutes	9	14	38	39
<b>ELIZABETH LINE</b> in minutes	61	64	69	74



FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS:

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