

BUILDING 1100,  
ARLINGTON BUSINESS PARK,  
THEALE, READING, RG7 4SD

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## Available To Let/For Sale

Prominent self-contained headquarters office building

**32,671 sq ft available with 185 parking spaces (1:177 sq ft)**



For further information please contact:

**Richard Harding**

**T:** 020 3362 4349 **M:** 07730 817 019

**E:** richardharding@brayfoxsmith.com

**Toby Lumsden**

**D:** 020 7629 5456 **M:** 07796 444 379

**E:** tobylumsden@brayfoxsmith.com

[brayfoxsmith.com](http://brayfoxsmith.com)

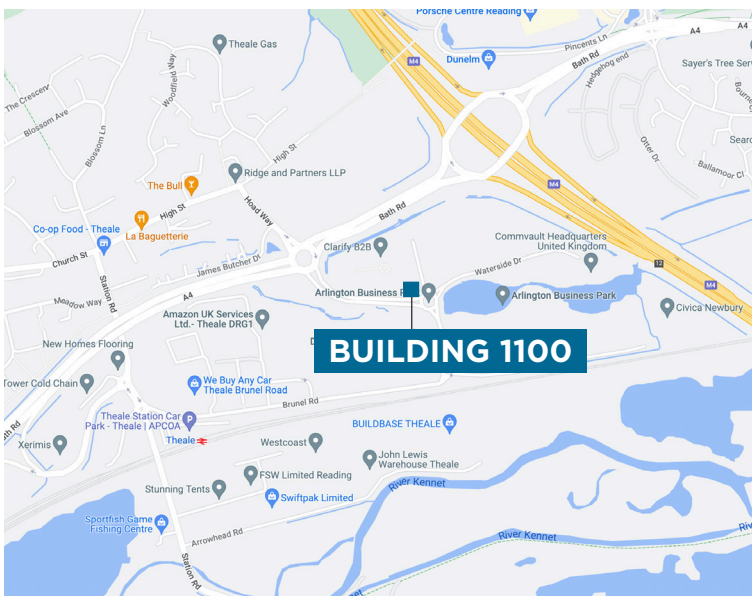
**LOCATION**

Arlington Business Park boasts excellent connectivity. Theale town centre is a 4 minute walk away, and the train station an 8 minute walk. By rail, London is a 43 minute trip, with Reading just 9 minutes away and connections to Oxford, Slough, Gatwick Airport and access to the Elizabeth Line. By road, junction 12 of the M4 is a 2 minute drive.

Arlington Business Park benefits from an excellent local amenity, with the nearby Theale high street hosting multiple shops, coffee/sandwich bars, gym, hairdressers, and pubs all located within a 5-minute walk.

**DESCRIPTION**

Building 1100 is situated in a prominent location on Arlington Business Park. The building comprises 32,671 sq ft over ground and two upper floors with outstanding parking provision. The office benefits from an impressive double height reception, open plan floor plates and new chillers & boilers.



**SPECIFICATION**

- Four pipe VRF fan coil system with new boilers and chillers installed in 2018
- Fully accessible raised floors
- Suspended ceilings with Cat II lighting
- Two 10-person passenger lifts
- Male, female and disabled toilet facilities
- Fully DDA compliant
- Excellent parking ratio (1:177 sq ft)
- Attractive landscaped park

**AVAILABILITY**

Floor	sq ft	sq m
Reception	680	63.19
Ground	10,342	960.81
First	10,686	992.78
Second	10,963	1,018.46
<b>Total</b>	<b>32,671</b>	<b>3,035.24</b>

**TERMS**

Available on a new fully repairing and insuring lease or as a freehold.

**RENT/PRICE**

Upon application.

**VIEWING**

Strictly by appointment only via the sole letting agent.

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2nd Floor, Prince Frederick House  
35/39 Maddox Street, London W1S 2PP  
T: 020 7629 5456

**brayfoxsmith.com**