

1600

ARLINGTON
BUSINESS PARK

Theale · Reading · RG7 4SA

OFFICES TO LET
UP TO 58,200 SQ FT



OFFICE ENABLED



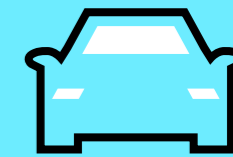
HIGH QUALITY
FULLY FITTED
PLUG & PLAY HQ



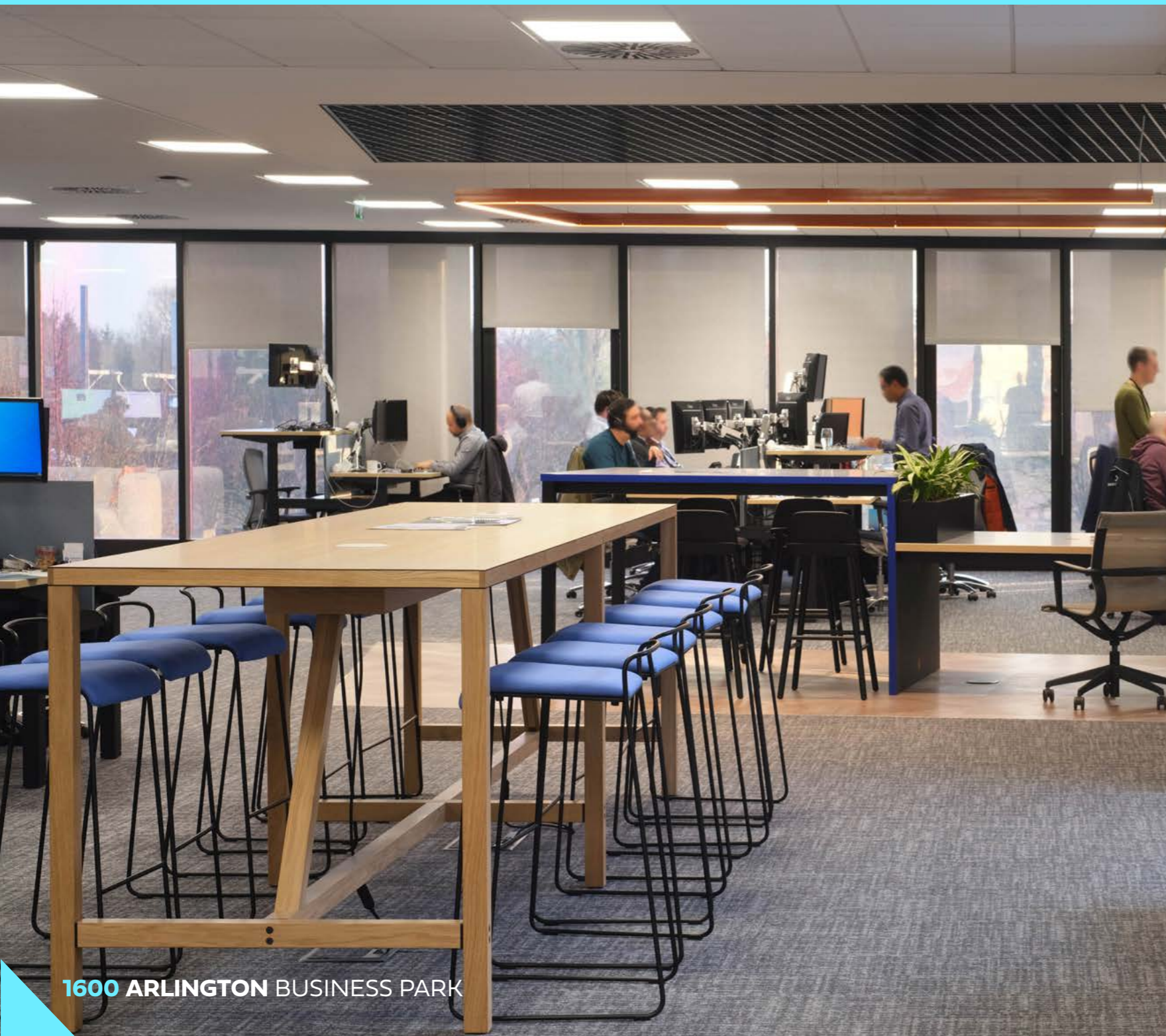
RECENT
COMPREHENSIVE
BUILDING
REFURBISHMENT



SET IN A TRANQUIL,
ESTABLISHED
BUSINESS
ENVIRONMENT



EXCELLENT
CAR PARKING
RATIO OF
1:209 SQ FT



1600 ARLINGTON BUSINESS PARK



1600

ELEVATED WORKSPACE

1600 Arlington Business Park provides a fully refurbished plug and play opportunity offering contemporary office accommodation set within a beautiful park.

The building has been fitted to a very high standard and includes a large and bright reception space, feature staircase, exceptional breakout zone, numerous board and meeting rooms, collaboration areas and client interaction space.

Arranged over ground and first floors the current layout allows for line of sight across the workspace.

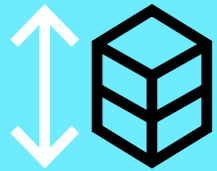


1600 ARLINGTON BUSINESS PARK



1600

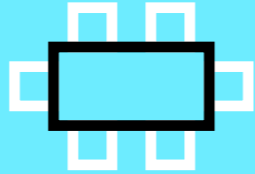
SPECIFICATION



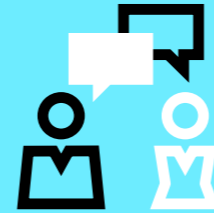
**IMPRESSIVE DOUBLE
HEIGHT LOBBY /
RECEPTION**



**LARGE BREAKOUT
FACILITY WITH
SEATING AND HOT
FOOD PREP AREA**



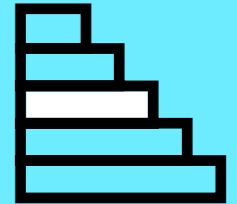
**BOARD AND
MEETING ROOMS**



**COLLABORATION
ZONES**



**FOCUS BOOTHS &
TOUCHDOWN
POINTS**



EPC 'C'



**CLIENT
SUITE/LOUNGE**



LIBRARY



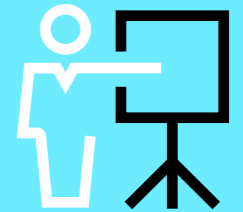
GARDEN ROOM



**SECURE
WORKING
ROOM**



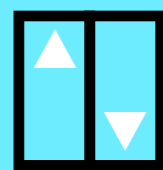
**MULTI FAITH
ROOM**



**LARGE TOWN
HALL/CONFERENCE
FACILITY**



**TEA POINTS/
BREAKOUT
THROUGHOUT**



**PASSENGER LIFT
AND FEATURE
STAIRS**



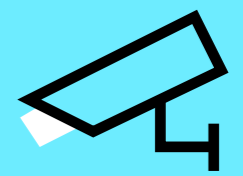
**NEWLY MODELLED
WC'S AND SHOWER
FACILITIES**



LED LIGHTING



**UPGRADED AIR
CONDITIONING
SYSTEM**



**DOOR ACCESS
SYSTEM/INTERCOM
AND CCTV CAMERAS**

CONTEMPORARY ACCOMMODATION





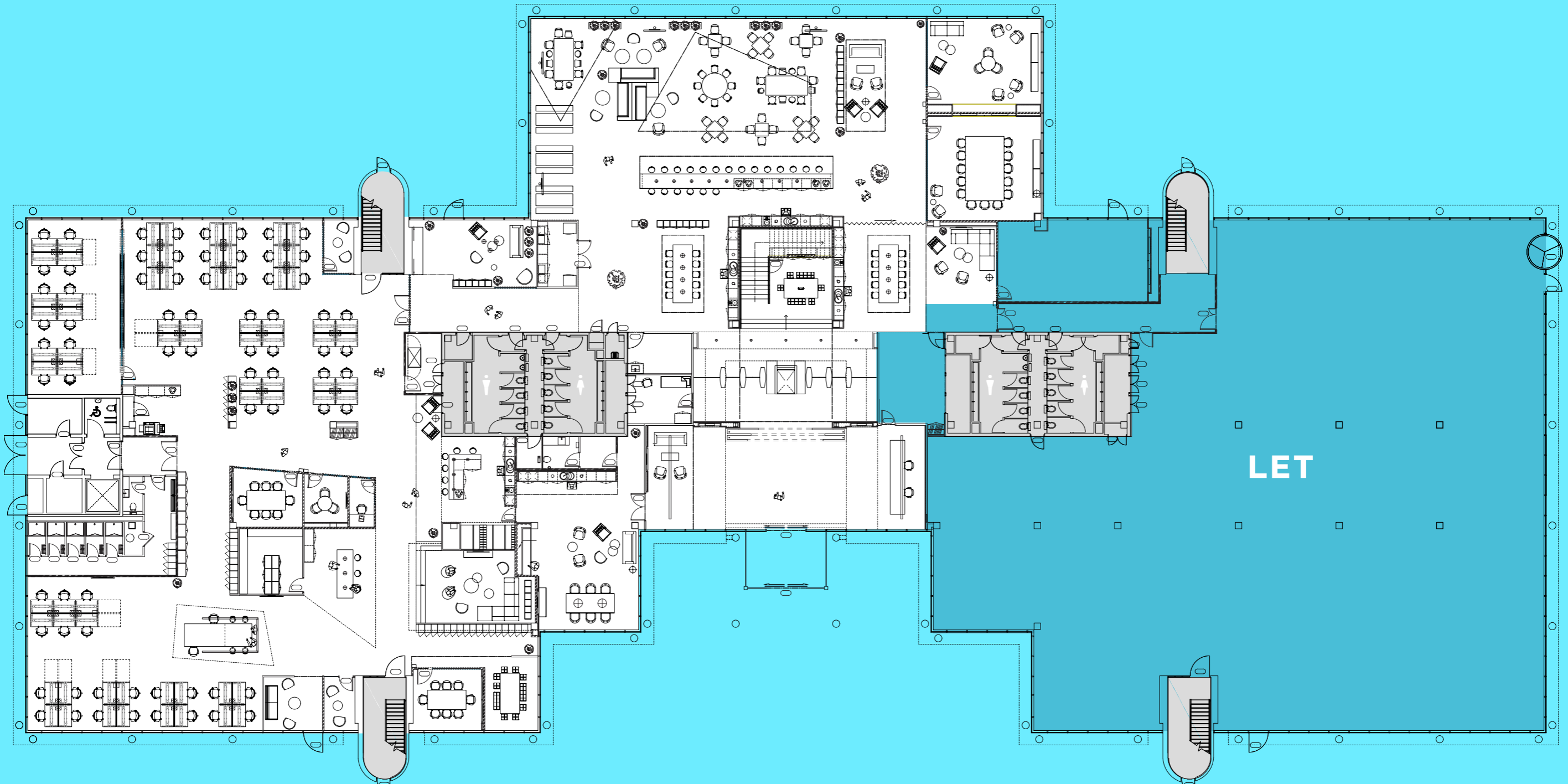
1600 ARLINGTON BUSINESS PARK

MADE FOR TEAMWORK



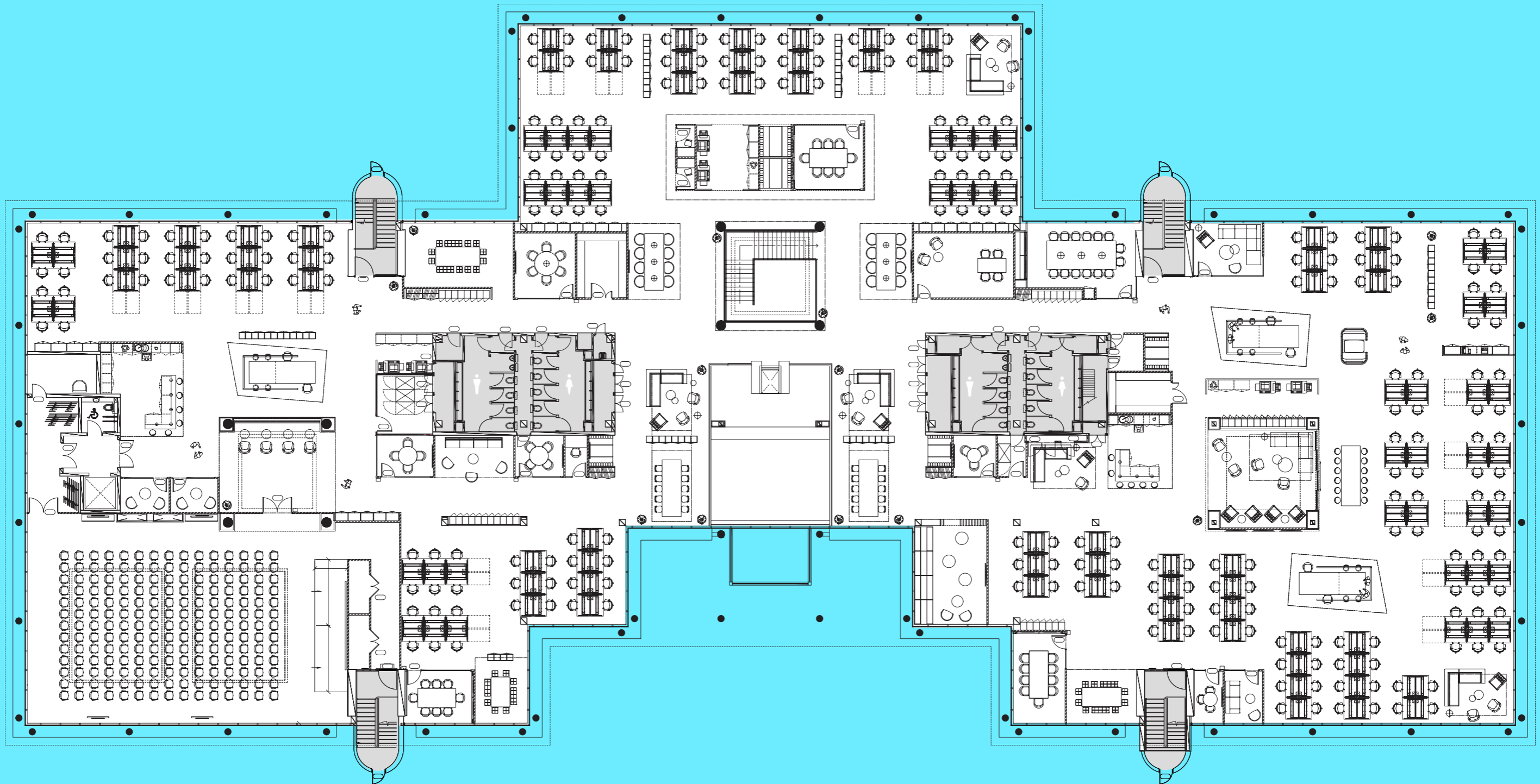
1600

FULLY FITTED



GROUND FLOOR **19,099 SQ FT**

FULLY FITTED



FIRST FLOOR **29,762 SQ FT**

TAKE A BREAK

Arlington Business Park is a multi-owner lakeside park close to Junction 12 of the M4. Theale High Street is a 5 minute walk from 1600 and offers a range of retail shops and eateries.

The park location combines a mature landscaped natural environment with an abundance of local facilities and amenities, including the nearby Calcot Retail Centre and IKEA and Sainsbury's superstores.

Sainsbury's



STARBUCKS

GREGGS



Burghfield Sailing Club



Theale High Street



Calcot Retail Centre



Fox and Hounds



1600 ARLINGTON BUSINESS PARK



Blend café



Park beehives

1600

IN GOOD COMPANY

VERITAS LAITHWAITES
NOKIA cornerstone
Roland HONDA
Bottomline Technologies SPP PUMPS

↖ The West

M4

A4

Reading →

J12

A4

← Newbury

M4

J11 M4 & London ↘

↖ Theale Village 5 mins walk

← 🚉 Theale Station 5 mins walk

Towards Reading → 🚉

1600 ARLINGTON BUSINESS PARK

1600

CONNECTED

ARLINGTON BUSINESS PARK

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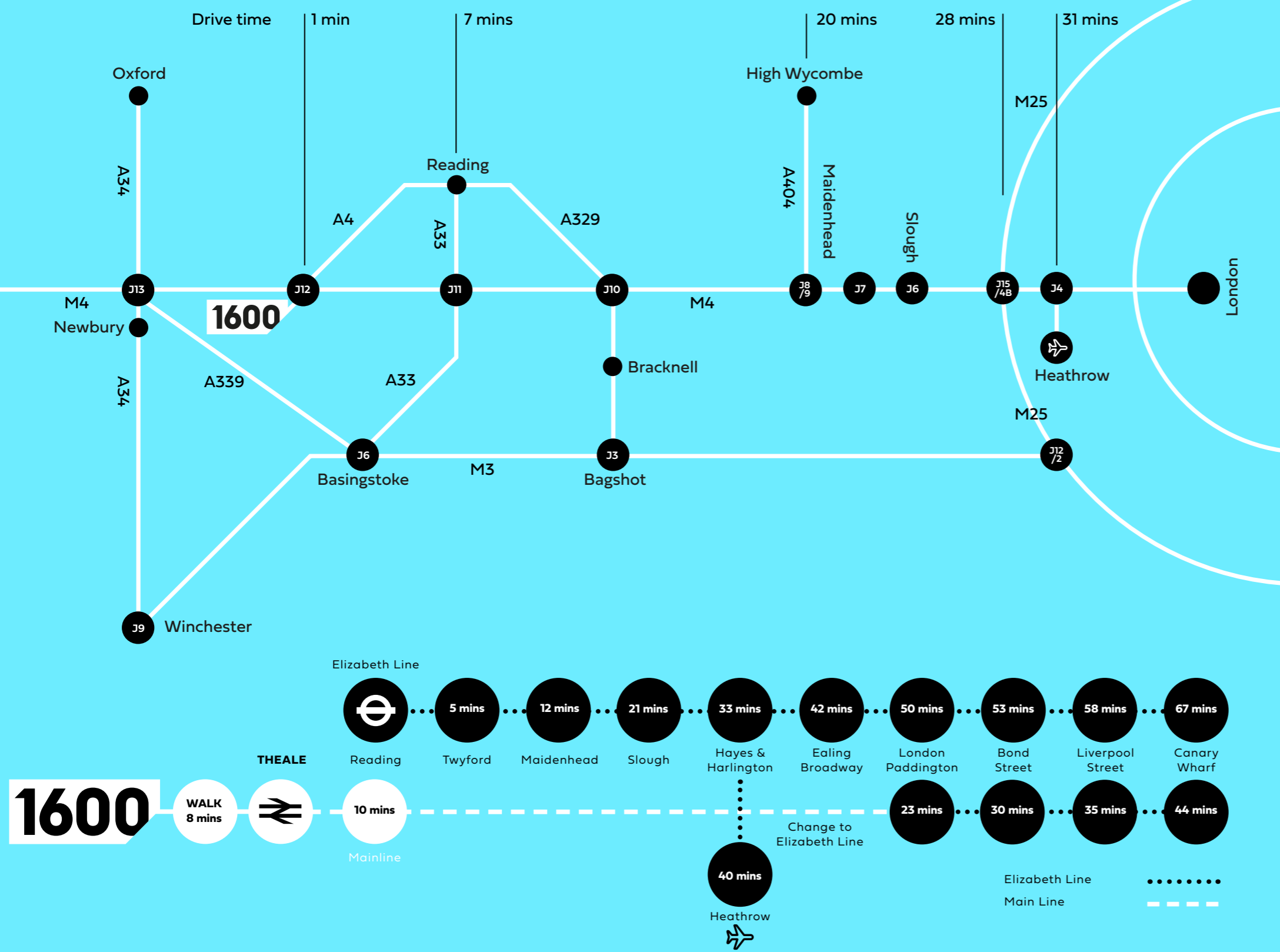
Theale is one of the primary out-of-town office locations in the Thames Valley. It is only 5 miles west of Reading and just 1 minute from M4 J12.

There is excellent road connectivity with immediate access to Reading, London and Heathrow Airport via the M4.

Theale Station provides regular direct services to Reading (11 mins), London (49 mins) and Newbury (17 mins).

Reading is one of the busiest rail hubs in Britain, connecting to London, Birmingham and Cardiff. The Elizabeth Line serves the West End, the City and Canary Wharf without having to change trains.

The JetBlack bus runs to and from Reading town centre, every 20 minutes at peak times.



GET IN TOUCH



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