



**HASLAM S**  
CHARTERED SURVEYORS

NEW INSTRUCTION

**TO LET**



# 2<sup>nd</sup> FLOOR BUILDING 1420

Arlington Business Park Theale RG7 4SA

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>8,798 SQ FT</b> (817 SQ M)

## KEY POINTS

- > Unfurnished fitted Grade A office suite
- > Lake views
- > Walking distance to Theale train station and local amenities
- > 1 minute from M4 Junction 12
- > Attractive landscaped environment



## Location

Arlington Business Park is located at Junction 12 of the M4 with direct access to Reading (5 miles), Heathrow Airport (35 miles), London (45 miles) and the rest of the national motorway network. Theale Station is a short walk from the park and offers regular direct services to London Paddington as well as local services to Reading and Newbury.

Theale High Street is situated within easy walking distance of the building providing access to a range of local amenities including bank, post office, convenience store, pubs, restaurants and cafés.

## Description

Unfurnished fitted Grade A office suite situated on the award winning Arlington Business Park which is designed around a picturesque lake and approx. 49 acres of shared parkland. The park also benefits from onsite amenities including; a coffee shop and state of the art gym.

The available space consists of the whole of the 2nd floor benefiting from 4 glazed elevations with lake views. It is arranged as open plan office with meeting rooms, a boardroom, and an excellent kitchen and break out space. Furniture is not included.

## 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
- WCs and shower facilities
- Parking ratio of 1:251 sq ft (35 spaces)



## Accommodation

The floor areas measured according to International Property Measurement Standard (IPMS(3)) are as follows:

Floor	sq ft	sq m
Second Floor	8,798	817.33
<b>Total</b>	<b>8,798</b>	<b>817.33</b>

## Terms

Available by way of a new underlease until Nov 2028, or by way of an assignment until Nov 2033 on terms to be agreed. There is a rent review due in Nov 2023. Rent on application.

## Energy Performance Asset Rating

EPC Rating: C

## Business Rates (2023/2024)

265,000

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.

## Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.



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