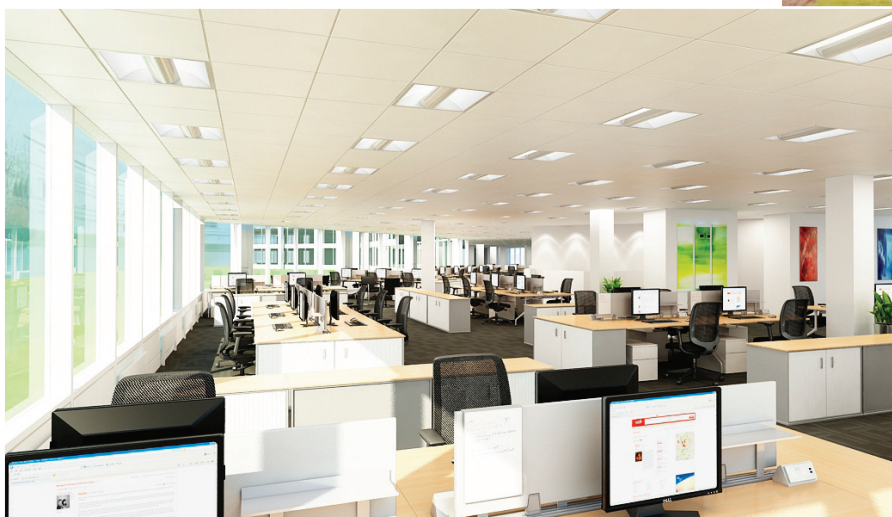


1510 & 1520 ARLINGTON BUSINESS PARK
THEALE, RG7 4SA

9,086 TO 47,659 SQ FT AVAILABLE TO LET / FOR SALE

STUNNING VIEWS OVER THE LAKE AND ACROSS THE PARK WITH CHOICE AND FLEXIBILITY TO SUIT YOUR REQUIREMENTS

The property was developed in 1994 to provide two detached, self contained two-storey offices which have since been linked together. The accommodation available comprises 43,055 sq ft, plus a link block of 4,604 sq ft providing a total of 47,659. The buildings can be taken separately though and could be configured to provide a range from 9,086 sq ft to 47,659 sq ft. The whole property will be subject to a full Grade A refurbishment for any incoming tenant.





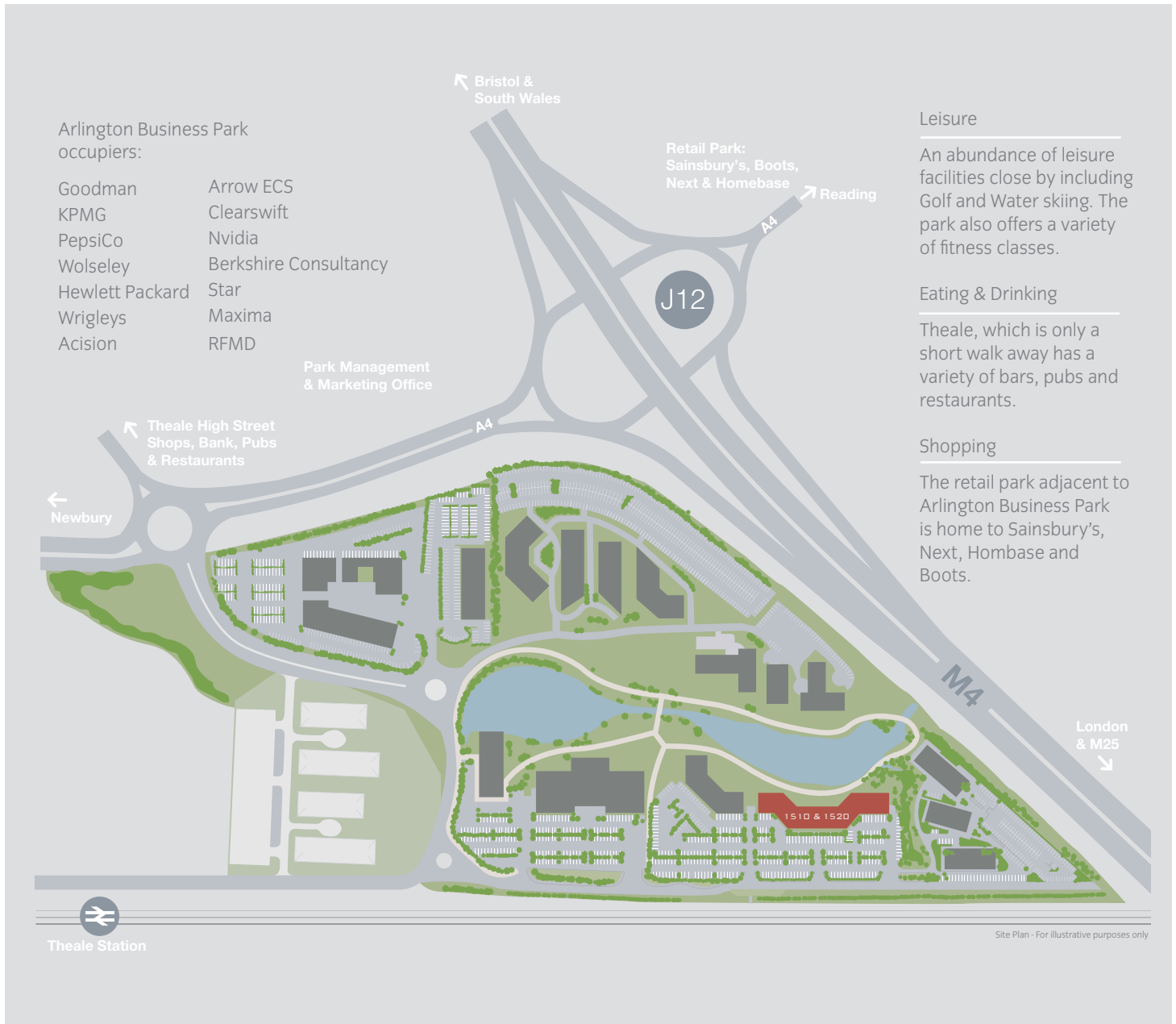
1510 & 1520 ARLINGTON BUSINESS PARK

A THRIVING BUSINESS PARK SET IN STUNNING SURROUNDINGS WITH EXCELLENT ON-SITE AMENITIES

Buildings 1510 and 1520 are located on Arlington Business Park, which totals 19.83 hectares (49 acres). It is a thriving business environment with 16 occupiers in approximately 18 buildings in 750,000 sq ft of premium offices.

The accommodation is situated around a 3 acre lake at the heart of the scheme and includes major occupiers such as Vodafone, KPMG, Danka and Wolseley.





THE BUILDING

The property offers an occupier the option of having a self-contained building of 47,659 sq ft or can be split into two buildings of 24,023 sq ft and 19,032 sq ft.

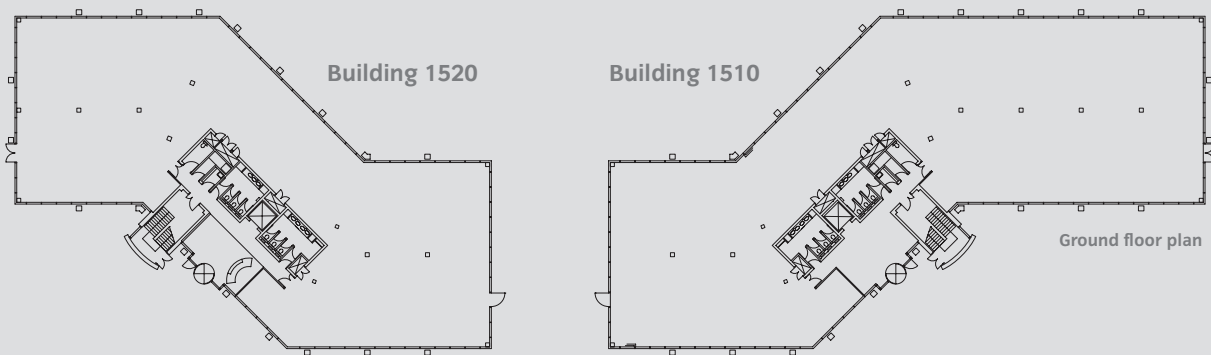
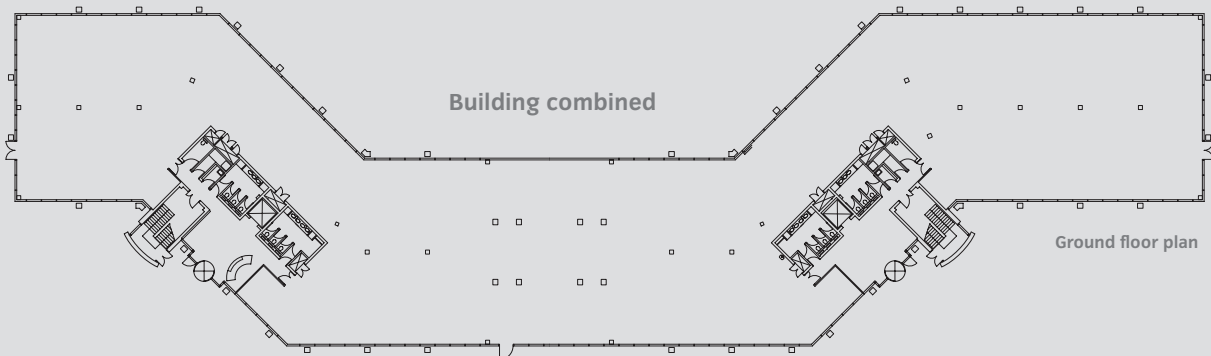
There are 231 car parking spaces, equating to an excellent ratio of 1:206 sq ft.

The property will be refurbished to a specification to be agreed with any incoming tenant to potentially include:

- New raised floor
- New metal ceiling
- New LG7 lighting
- New extended reception
- New air conditioning



Computer generated image - For indicative purposes only



Accommodation

Building 1510

First floor	12,026 sq ft	1,117.27 sq m
Ground floor	11,551 sq ft	1,073.12 sq m
Reception	446 sq ft	41.44 sq m
Total	24,023 sqft	2,231.83 sq m

Building 1520

First floor	9,509 sq ft	883.46 sq m
Ground floor	9,086 sq ft	844.12 sq m
Reception	437 sq ft	40.60 sq m
Total	19,032 sqft	1,768.18 sq m

Link block	4,604 sq ft	427.71 sq m
Combined total	47,659 sq ft	4,427.67 sq m



Computer generated image - For indicative purposes only

Location

Arlington Business Park, Theale, is located at Junction 12 of the M4, with direct routes to Reading, London and Bristol and only a short drive to Heathrow Airport. Theale railway station is a few minutes' walk from the park and provides a direct service to London Paddington in a journey time of 45 minutes. There is also a bus service at the park, providing public transport every 20 minutes at peak times to and from Reading Town Centre.



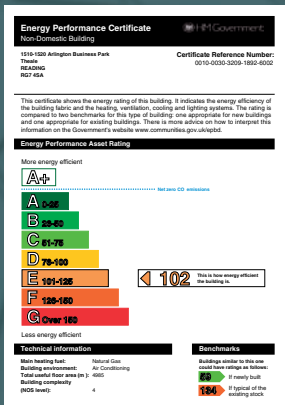
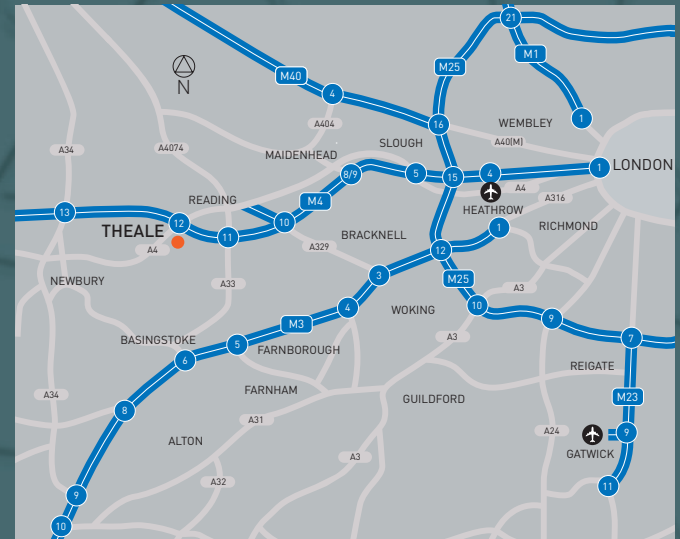
Communications

Road

Reading	5.8 miles
Newbury	13.4 miles
Basingstoke	17 miles
London	45 miles

Rail

Reading	12 mins
Newbury	14 mins
London	46 mins
Basingstoke	56 mins



Messrs. DTZ and Haslams for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DTZ and Haslams has any authority to make or give any representation or warranty whatever in relation to this property. October 2012.

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