

# 1430

# ArlingtonPark

## Grade A Office Space

4,081 - 10,065 sq ft available

Benefiting from recent refurbishment including installation of new air conditioning, ceiling and LED lighting systems. Building

1430 offers close proximity to the lake. Equally close to amenities at No10, it also provides an excellent car parking ratio.



## Summary specification

### Double-height reception

4-pipe fan-coil air conditioning

### 21m width floorplates

3m floor-to-ceiling height

### LED lighting throughout

New reception finishes

### Brise soleil louvres

Full access raised floors

### 1 x 10 person passenger lift

New bathroom, shower and changing facilities

EPC C



CAFÉ AND LAKE  
FITNESS GYM @NO10



750+ EVENTS  
PER YEAR



FLOATING  
MEETING ROOM



49 ACRES OF  
SCENIC PARKLAND

Availability

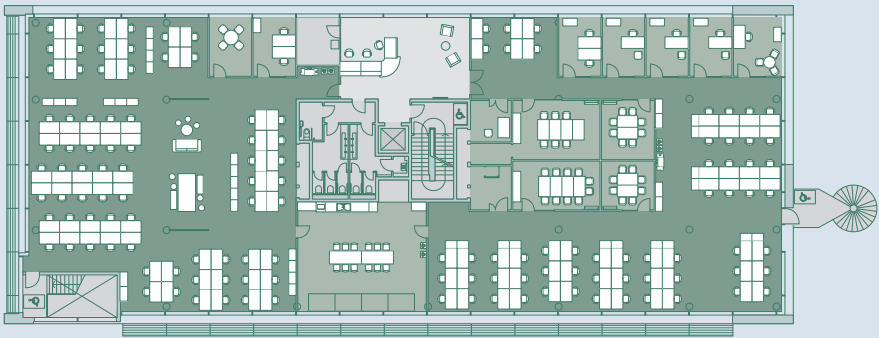




# Indicative floor plan

## Second floor

- Core
- Outside demise
- Available
- Reception



(Not to scale, for illustrative purposes only)

# Schedule of areas

Floor	Sq ft	Sq m
Second	10,065	935
First	LET	LET
Ground	4,081	379
Total	14,146	1,314
Car parking ratio: 1:246 (23 spaces)		

For further information please contact the agents:



**Willem Janssen**  
07793 683 838  
willem.janssen@colliers.com



**Chris Barrs**  
07779 010 839  
chris.barrs@hollishockley.co.uk

**Conor Walmsley**  
07716 406 211  
conor.walmsley@colliers.com

**Alice Hilliard**  
07557 280 885  
alice.hilliard@hollishockley.co.uk

Availability

Disclaimer: Colliers and Hollis Hockley for themselves and for the landlords of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Unless otherwise states, all prices, rents, and other charges are quoted exclusive of value added tax (VAT). Q3 2025.

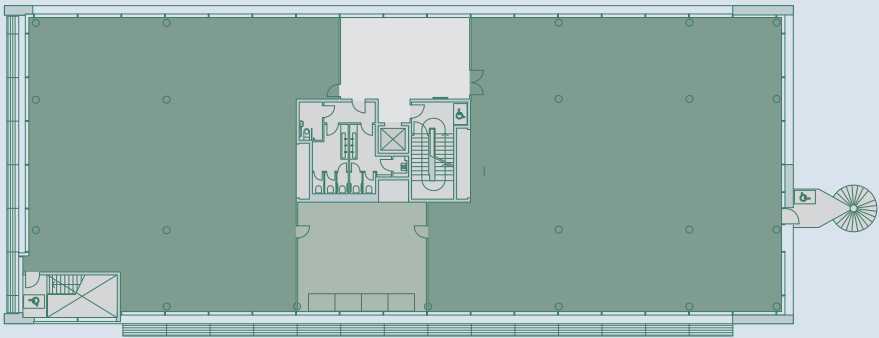




# Indicative floor plan

Second floor

- Core
- Outside demise
- Available
- Reception



(Not to scale, for illustrative purposes only)

# Schedule of areas

Floor	Sq ft	Sq m
Second	10,065	935
First	LET	LET
Ground	4,081	379
Total	14,146	1,314
Car parking ratio: 1:246 (23 spaces)		

For further information please contact the agents:



**Willem Janssen**  
07793 683 838  
willem.janssen@colliers.com



**Chris Barrs**  
07779 010 839  
chris.barrs@hollishockley.co.uk

**Conor Walmsley**  
07716 406 211  
conor.walmsley@colliers.com

**Alice Hilliard**  
07557 280 885  
alice.hilliard@hollishockley.co.uk

Availability

Disclaimer: Colliers and Hollis Hockley for themselves and for the landlords of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Unless otherwise states, all prices, rents, and other charges are quoted exclusive of value added tax (VAT). Q3 2025.