

New Build Industrial Units
13,705 to 90,118 Sq Ft

FOCUS

READING



WRENBRIDGE



FIERA
REAL ESTATE

RG2 9FW

Focused on Innovation, Designed for Efficiency

Focus, Reading will comprise a new, Grade A, highly sustainable industrial and logistics development. The scheme is set within established landscaping and will provide high quality on site amenity, providing an outstanding working environment for the occupiers.

Focus, Reading is designed with a strong focus on sustainability, aiming for an EPC A rating and BREEAM Excellent certification. This ensures exceptional energy efficiency and a minimal environmental footprint.



BREEAM
Excellent



EPC
A Rating



Landscaped Environment
Promoting Biodiversity



Net Zero Carbon
in Construction

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Unit 1

90,118 SQ FT

- 12m Clear Internal Height
- 2 Level Access Loading Doors
- 6 Dock Level Loading Doors
- 84 Car Parking Spaces
- 40m Yard Depth

Unit 2

42,530 SQ FT

- 10m Clear Internal Height
- 2 Level Access Loading Doors
- 2 Dock Level Loading Doors
- 40 Car Parking Spaces
- 41m Yard Depth

Unit 3A

13,705 SQ FT

- 8m Clear Internal Height
- 1 Level Access Loading Door
- 11 Car Parking Spaces
- 19m Yard Depth

Unit 3B

13,705 SQ FT

- 8m Clear Internal Height
- 1 Level Access Loading Door
- 15 Car Parking Spaces
- 19m Yard Depth

Unit 4

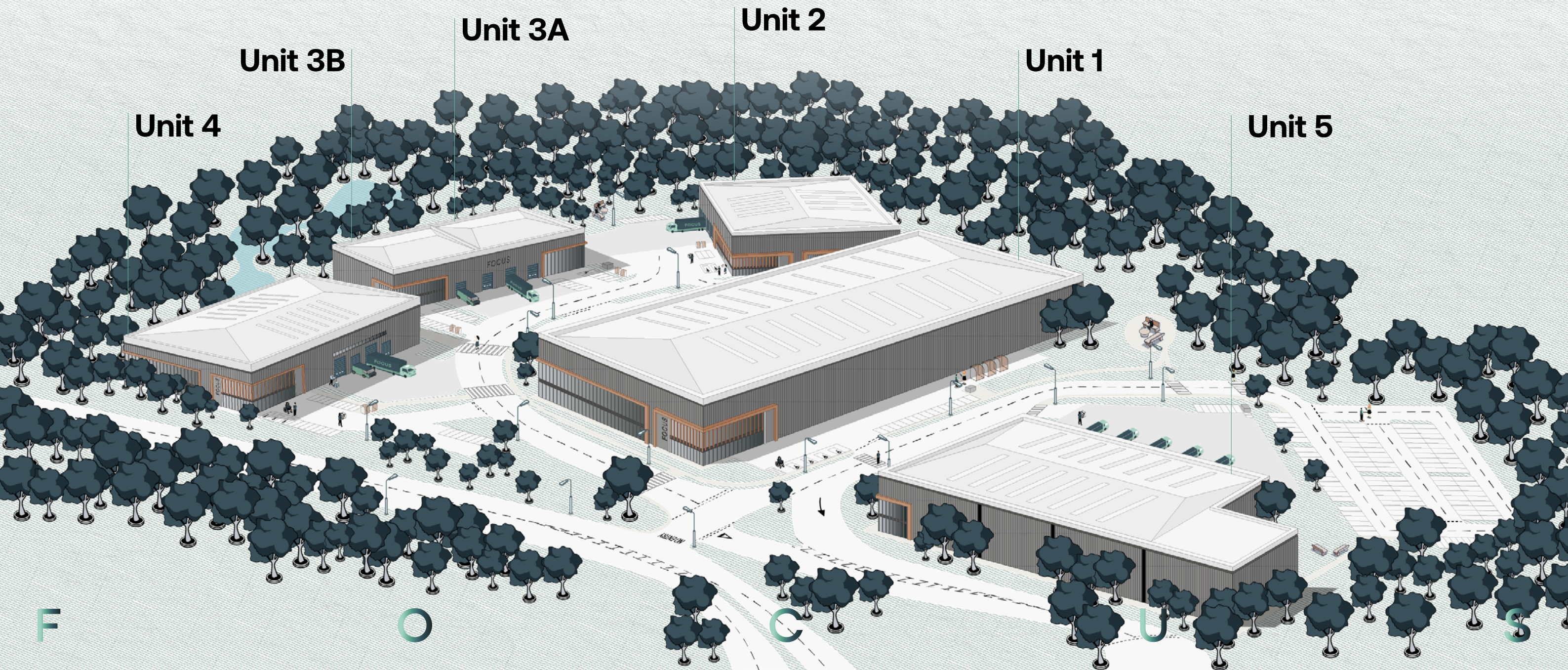
28,991 SQ FT

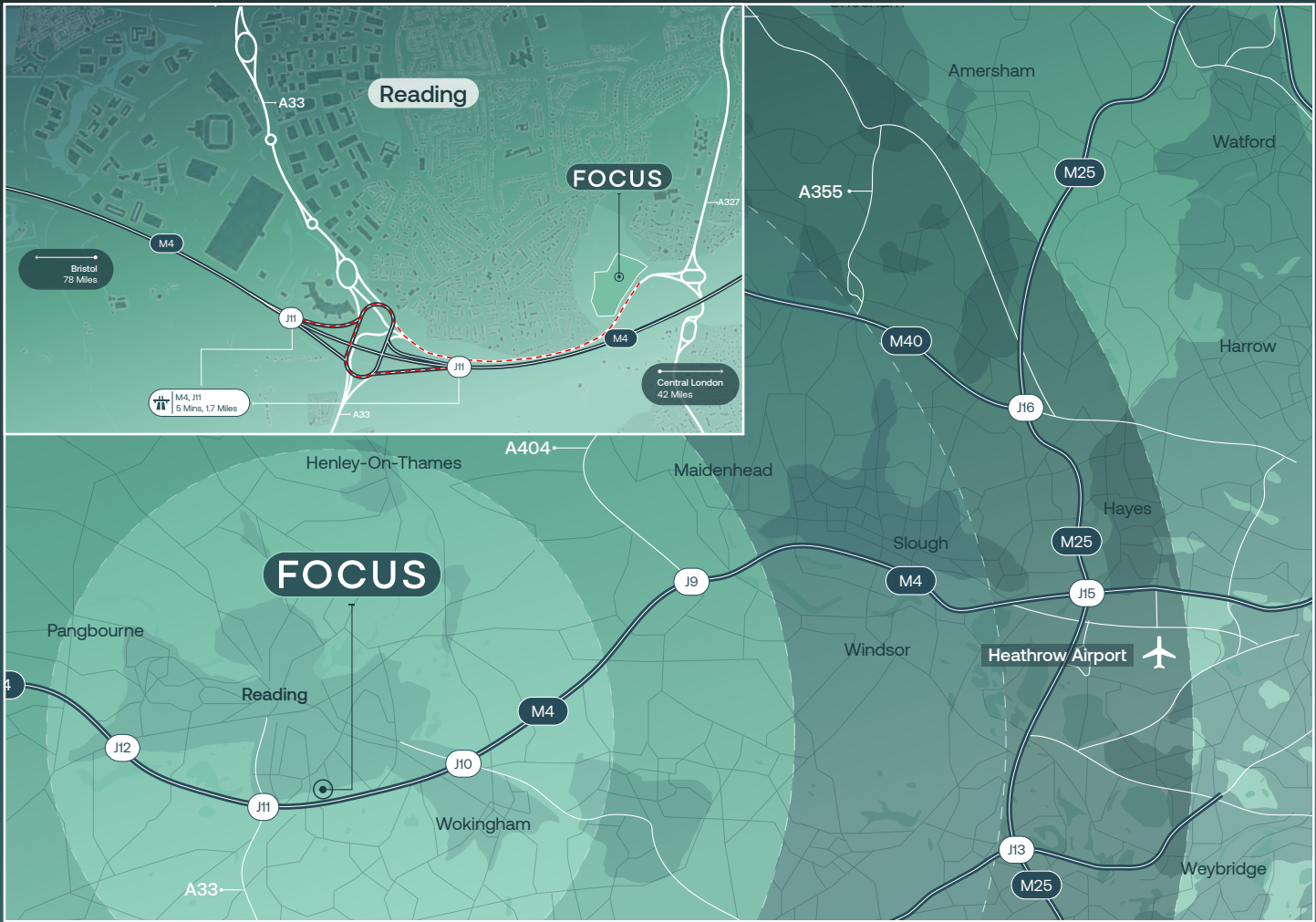
- 10m Clear Internal Height
- 2 Level Access Loading Doors
- 2 Van Lading Doors
- 29 Car Parking Spaces
- 30.5m Yard Depth

Unit 5

40,281 SQ FT

- 10m Clear Internal Height
- 2 Level Access Loading Doors
- 3 Dock Level Loading Doors
- 37 Car Parking Spaces
- 40m Yard Depth





Location

Focus, Reading provides excellent connectivity to major transport networks, rail stations and airports. The proposed scheme offers easy access to the M4 Corridor and proximity to London, making it an attractive location for industrial and logistics operators.



	Distance	Drive Time
M4 J11	1.2 miles	3 mins
A33	1.2 miles	3 mins
Reading Town Centre	3.3 miles	12 mins
A329 (M)	6.3 miles	10 mins
M25 J15	25 miles	31 mins



	Distance	Drive Time
Winnersh	4.4 Miles	11 Mins
Reading Station	3.8 Miles	15 Mins



	Distance	Drive Time
Heathrow Airport	27.8 Miles	35 Mins
Gatwick Airport	63.7 Miles	1 Hr 15 Mins



	Distance	Drive Time
Southampton Port	49 Miles	1 Hr
Bristol Port	85.9 Miles	1 Hr 30 Mins

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